

Description of 0.033 acres

Situated in Farm-lot 90, Section 20, T.9, R.14, Athens Township, Athens County, Ohio and being apart of Lot 42 of Elliottsville and being more particularly described as follows:

Beginning at the South-west corner of Lot 42 of Elliottsville,
Thence, along the west line of said lot and being the East line of Margarets Creek L.L.C. 631-207 O.R.), **North 05 degrees 29 minutes 05 seconds East, 119.93 feet** to a point; thence, along new lines created by this survey,
South 19 degrees 26 minutes 35 seconds East, 20.03 feet to an iron pin set;
South 00 degrees 15 minutes 12 seconds East, 102.29 feet to an iron pin set in the south-line of Lot 42;

Thence, along the south line of said lot and the North-line of Bail (310-680) **North 84 degrees 30 minutes 00 seconds West, 18.67 feet** to the point of beginning and containing **0.033 acres**.

The purpose of this survey is to remedy an encroachment of an existing building on this part of Lot 42 and this surveyed tract is to be continuous and contiguous with the adjoining tract to the West, (P.I.D.#A01-01401031-00).

Subject to all easements and rights of way of record.
Bearings are assumed and are used to denote interior angles only

All iron pins set in this survey are 5/8" by 30" long rebar with red I.D. cap stamped Branner P.S. 6805

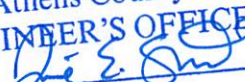
The above survey is based on a field survey completed October 2011 by John M. Branner P.S. 6805



Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

JUN 12 2026

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 6/12/26



Survey to remedy encroachment of existing building on Lot 42 Elliotsville



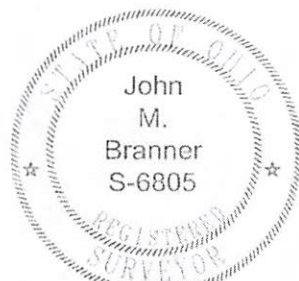
0 10 30 60

SCALE 1 INCH = 30 FEET
 △ = RAILROAD SPIKE SET
 ● = IRON PIN SET (5/8" X 30" LONG REBAR)
 BEARINGS ASSUMED AND ARE TO BE
 USED TO DENOTE INTERIOR ANGLES ONLY

SURVEY OF A 0.033 ACRE TRACT
 OUT OF LOT 42 OF ELLIOTSVILLE
 AND A 0.009 ACRE TRACT OUT OF
 A TRACT AS DESCRIBED IN 260-352 O.R.
 BOTH TRACTS BEING SITUATED
 IN FARM-LOT-90, SECTION 20 T.9, R.14
 ATHENS TWP, ATHENS CO., OH

John M. Branner

JOHN M. BRANNER P.S. 6805
 12500 N. PEACH RIDGE ROAD
 ATHENS, OHIO 45701
 OCTOBER 2011

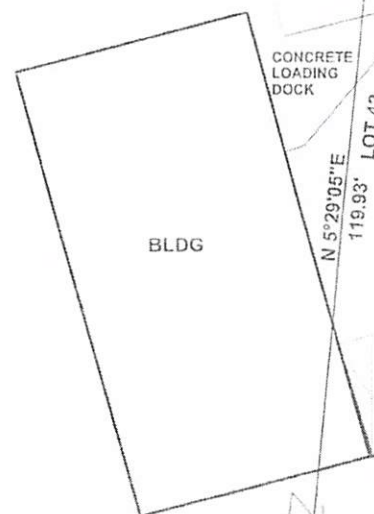


~~MARK K. BAIL~~
 342-1353 O.R.
 PARCEL #A01-01401031-00
 MARGARET'S CREEK L.L.C.
 631-207 O.R.

MARK K AND PATSY BAIL
 310-680 O.R. (TRACT 3)
 9.35 AC

REV. 6-4-26 UPDATE ADJOINERS JMB

SHAW ROAD



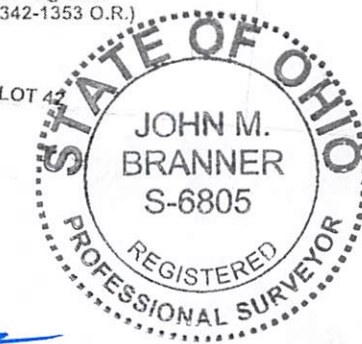
N 72°00'00"E 18.67'
 N 19°36'36"W 40.33'
 S 5°29'05"W 44.28'
 0.009 Acres
 (to be continuous
 and contiguous with
 Lot 42)

S 19°26'35"E
 20.03'

MARK K. BAIL AND PATSY K. BAIL
 310-680 O.R. (TRACT 2) (LOT 42)

0.033 Acres
 (to be continuous and contiguous
 with tract to the West (342-1353 O.R.)
 Parcel #A01-01401031

P.O.B.
 S.W. COR OF LOT 42



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *John E. Smith*
 DATE: 6/12/26

LOT 42
 LOT 41
 MARK K. BAIL AND PATSY K. BAIL
 310-680 O.R. (TRACT 1) (LOT 41)