

DESCRIPTION OF A 3.114 ACRE TRACT TRACT C

Situated in Lease Lot 91, Section 20, T.9, R.14, Athens Township, Athens County, Ohio and being a part of Parcel A010010070100 as described in Volume 592, Page 1256 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set bearing bearing S 58° 47' 29" E, 1568.92 feet from a stone found at the Southwest corner of Lease Lot 95:

Thence along new lines created by this survey:

N 58° 32' 30" W, 577.15 feet to an iron pin set;

N 35° 51' 50" E, 229.27 feet to a magnail set in in Township Road 33 (Elliotsville Road);

Thence along said road the following four courses:

(1) S 52° 06' 15" E, 131.23 feet to a point;

(2) S 61° 44' 49" E, 396.32 feet to a point;

(3) S 48° 06' 39" E, 52.77 feet to a point;

(4) S 27° 42' 40" E, 57.35 feet to a magnail set;

Thence leaving said road and along a new line created by this survey,

S 50° 25' 05" W, 208.39 feet to the Point of Beginning and **containing 3.114 acres.**


Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"


Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The attached map is considered to be an integral part of this description and to be included in any future transfers.

The above description is based on a field survey completed April, 2024 by


Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, Ohio 45780
740-592-5778



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 4/18/24


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

APR 18 2024

Jill Davidson
Athens County Auditor



SURVEY OF A FOUR TRACTS
 Situated in Lease Lot 91,
 Section 20, T.9, R.14,
 Athens Twp., Athens Co., OH
 Surveyed Completed April, 2024

By: 
 Jeb Branner, P.S. 8816
 P.O. Box 274
 The Plains, OH 45780
 740-592-5778



0' 150' 300' 450'



Scale 1"=150'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found unless otherwise noted
- = Stone found
- △ = Magnail set

Bearings: N.A.D. 83 - Grid North - Ohio South Zone
 Ref. Docs.: Tax Plats, Deeds, Existing Surveys
 *Coordinates are to be used for GIS purposes only

TRACT A
2.550 ACRES

POB (TRACTS A & B)
 *N:478789.29, E:2072574.91
 bearing S 56°38'08" E, 726.22'
 from a stone found at the
 Southwest corner of Lease Lot 95

TRACT B
1.418 ACRES


GRANTOR
 SHAW
 592-1256 OR
 A010010070100

TRACT C
3.114 ACRES

POB (TRACTS C & D)
 *N:478375.74, E:2073310.26
 bearing S 58°47'29" E, 1568.92'
 from a stone found at the
 Southwest corner of Lease Lot 95

TRACT D
0.818 ACRES

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: 
 DATE: 4/18/24

