

DESCRIPTION OF A 0.054 ACRE TRACT

to be continuous and contiguous with Parcel A040240906800 Witham (566-1767 O.R.)

JB

Situated in Lease Lot 112, Section 24, T.9, R.14, Athens Township, Athens County, Ohio and being a part of Parcel A040240906701 as described in Volume 433, Page 2522 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found bearing N 02° 45' 00" E, 150.11 feet from an iron pipe found at the Northwest corner of Cade Subdivision (Envelope 471-B):

Thence along the East right-of-way of Township Road 1013 (South McDonald Street), N 03° 11' 51" E, 14.50 feet to an iron pin set;

Thence along a new line created by this survey,

S 85° 35' 25" E, 178.42 feet to an iron pin set;

Thence along the West line of Riley United Rentals LLC (511-1313 O.R.),

S 35° 50' 08" W, 14.35 feet to an iron pipe found (capped EMHT);

Thence along the North line of Witham (566-1767 O.R.),

N 86° 20' 47" W, 170.65 feet to the Point of Beginning and containing 0.054 acres and to be continuous and contiguous with Parcel A040240906800 Witham (566-1767 O.R.).

JB


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"

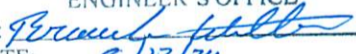
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

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 August, 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: 8/12/24

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

AUG 13 2024

Jill Davidson
Athens County Auditor



TR-1013

SMCDONALD ST

N 03°11'52" E 60.13'

iron pipe capped EMHT

S 86°23'38" E 218.42'
(215.86' by deed)

capped Branner 6805

GRANTOR
CARNES
433-2522 OR
A040240906701

wood fence

N 03°11'51" E
14.50'

S 85°35'25" E 178.42'

N 35°50'08" E 69.50'

N 86°20'47" W 170.65'
(168.93' by deed)

iron pipe capped EMHT

S 35°50'08" W
14.35'

P.O.B.

*N:498018.30, E:2073532.12

0.054 ACRES

to be continuous and contiguous with
WITHAM (566-1767 OR) A0402409066800
JB

wire fence line

N 02°45'00" E 150.11'
(150' by deed)

WITHAM
566-1767 OR JB
A0402409066800

RILEY UNITED
RENTALS LLC
511-1313 OR

(211.20' by deed)
N 35°50'08" E 211.31'

iron pipe found by
fence corner at the
Northwest corner
of Cade Subdivision

S 59°03'35" E 62.71'
(63.85' by deed)

iron pipe

remnants of fence line

Cade Subdivision
Envelope 471-B

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Jeb Branner*
DATE: 8/12/24

SURVEY OF A 0.054 ACRE TRACT
Sited in Lease Lot 112,
Section 24, T.9, R.14,
Athens Twp., Athens Co., OH
Surveyed Completed August, 2024



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



Scale 1"=30'

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