

## DESCRIPTION OF A 0.982 ACRE TRACT

Situated in an excepted portion of Lot 1 of Rolling Hills Acres Subdivision, Lease Lots 115 & 116, Section 25, T.9, R.14, Athens Township, Athens County, Ohio and being a part of Parcel A010190200100 as described in Volume 57, Page 791 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at an iron pin set taken to be the Northwest corner of Lot 1 of Rolling Hills Acres Subdivision (Env. 346A) and bearing N 56° 10' 46" W, 2251.38 feet (calculated) from the Southeast corner of Section 25;


Thence along the South line of L'Heureux (140-834 O.R.) and West (449-942 O.R.),  
S 79° 50' 31" E, 267.12 feet to an iron pin set, passing an iron pin found at 240.06 feet;  
Thence along the West line of Jones (506-1378 O.R.),  
S 05° 37' 07" W, 160.79 feet to a 1" T-post found;  
Thence along a new line created by this survey,  
N 80° 06' 24" W, 264.62 feet to an iron pin set;  
Thence along the East side of County Road 19 (Radford Road),  
N 04° 46' 11" E, 162.23 feet to the Point of Beginning and **containing 0.982 acres total** of which 0.525 acres are located in Lease Lot <sup>115</sup><sub>116</sub> and 0.457 Acres are located in Lease Lot <sup>114</sup><sub>115</sub>. JB

Subject to all easements and rights of way of record.

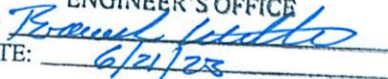
Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"  
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

**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 June, 2023 by

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



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 6/21/23

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

JUN 21 2023

Jill Thompson  
Athens County Auditor



**P.O.B.**

\*N:470064.80, E:2066807.19  
Taken to be the Northwest Corner  
of Lot 1, Rolling Hills Acres Subdivision (env 346A)  
bearing N 56°10'46" W, 2251.38' (calculated)  
from the Southeast corner of Section 25

LL #45 116  
LL #46 115

L'HEUREUX  
140-834 OR

WEST  
449-942 OR

N 04°52'29" E  
209.79'

S 79°50'31" E 267.12'

Existing Gravel Drive with existing 50' easement (506-1378 OR)  
+240.06'

N 04°46'11" E 162.23'  
5' County Easement  
(noted in subdivision plat)

**0.982 Acres**

116  
LL #45: 0.525 AC +/-  
LL #46: 0.457 AC +/-  
115

S 05°37'07" W  
160.79'

JONES  
506-1378 OR  
LOT 1 OF  
ROLLING HILLS ACRES  
SUBDIVISION  
(ENV 346A)

1" T post

N 80°06'24" W 264.62'

CR-19  
RADFORD RD

GRANTOR  
YANITY  
57-791 OR  
A010190200100

LL #45 116  
LL #46 115

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Perennial Fittler*  
DATE: 6/21/22

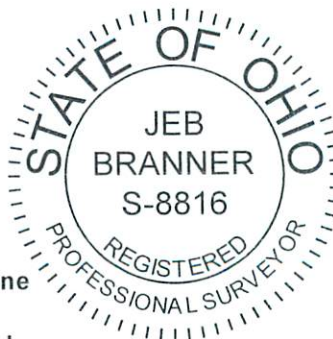
0' 50' 100' 150'



Scale 1"=50'

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

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



SURVEY OF A 0.982 ACRE TRACT  
Situated in an excepted portion of  
Lot 1 of Rolling Hills Acres  
Subdivision, Lease Lots 115 & 116,  
Section 25, T.9, R.14,  
Athens Twp., Athens Co., OH  
Surveyed June, 2022

By: *Jeb Branner*  
Jeb Branner, P.S. 8816  
P.O. Box 274  
The Plains, OH 45780