

DESCRIPTION OF A 1.091 ACRE TRACT

Situated in Leaset Lot 115, Section 25, T.9, R.14, Athens Township, Athens County, Ohio and being a part of Parcel A010250102100 as described in Volume 608, Page 1062 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found bearing N 53° 27' 50" W, 2033.78 feet (calculated) from the Southeast corner of Section 25:

Thence along the East lines of L'Heureux (140-834 O.R.), and Vogel (587-2275 O.R.),
N 04° 52' 29" E, 378.61 feet to an iron pin set, passing an iron pin found at 209.98 feet;
Thence along the South right of way of Township Road 1205 (Leoda Road),
S 85° 16' 21" E, 123.56 feet to an iron pin set;
Thence along a new line created by this survey,
S 04° 52' 29" W, 390.61 feet to an iron pin set;
Thence along the North lines of Jones (506-1378 O.R.) and McCollister (610-2045 O.R.),
N 79° 43' 22" W, 124.11 feet to the Point of Beginning, passing an iron pin found at 97.05 feet
and **containing 1.091 acres.**

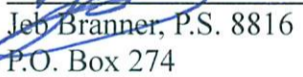
Subject to all easements and rights of way of record.

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

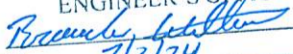
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

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 June, 2024 by


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

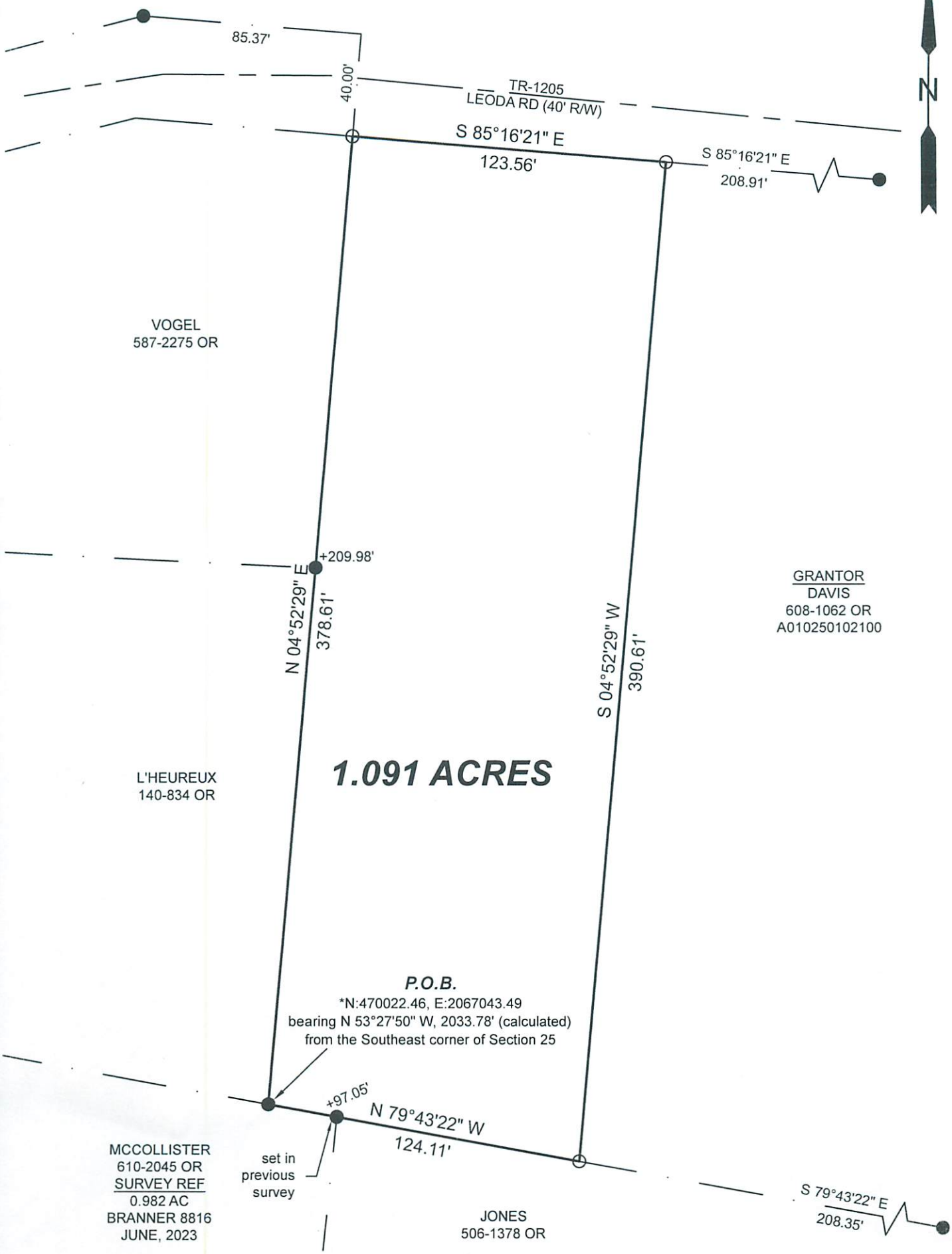


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 7/2/24

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

JUL 02 2024

Jill Davidson
Athens County Auditor



VOGEL
587-2275 OR

L'HEUREUX
140-834 OR

GRANTOR
DAVIS
608-1062 OR
A010250102100

MCCOLLISTER
610-2045 OR
SURVEY REF
0.982 AC
BRANNER 8816
JUNE, 2023

JONES
506-1378 OR

1.091 ACRES

P.O.B.
*N:470022.46, E:2067043.49
bearing N 53°27'50" W, 2033.78' (calculated)
from the Southeast corner of Section 25

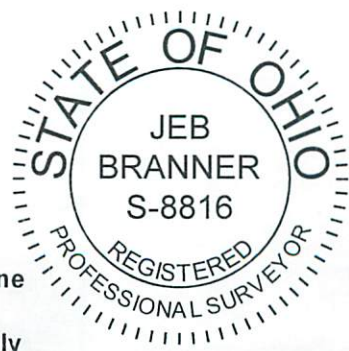
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Jeb Branner*
DATE: 7/2/24



Scale 1"=50'

- = 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



SURVEY OF A 1.091 ACRE TRACT
Situated in Lease Lot 115,
Section 25, T.9, R.14,
Athens Twp., Athens Co., OH
Surveyed Completed June, 2024

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