

DESCRIPTION OF A 11.04 ACRE TRACT (PARCEL "A")

JB

Situated in L.L. 161, Section 32, T.9, R.14, Athens Township, Athens County, Ohio and being a part of a 48.283 acre tract of land as described in Volume 569, Page 1442 (P.I.D.# A010010043600) of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at a stone found at the South-east corner on L.L. 161.
thence, along the South-line of said L.L. 161:

North 85 degrees 35 minutes 16 seconds West 2140.34 feet to an iron pin found in an existing gravel drive.

Thence, N 18° 44' 33" E, 12.90 feet to the point of beginning for the tract of land herein described:

Thence, along the East-line of Wasko (419-1850 O.R.)

N 18° 44' 33" E, 569.93 feet to a stone found;

Thence, along the East-line of Wasko (307-2115 O.R.)

N 5° 40' 18" E, 392.64 feet to an iron pin found;

Thence, along the East Line of Wasko (482-1617 O.R.)

N 5° 40' 56" E, 322.43 feet to an iron pin found;

Thence, along the south-line of Wren (507-2551 O.R.)

S 57° 15' 52" E, 784.49 feet to an iron pin found;

Thence, along new lines created by this survey:

S 54° 27' 24" W, 396.06 feet to an iron pin set;

S 27° 00' 20" W, 260.30 feet to an iron pin set, passing an iron pin set at 131.59';

S 20° 27' 19" W, 273.59 feet to a point in an existing gravel drive, passing an iron pin set at 240.57 feet ;

Thence, along the center of said drive:

S 57° 09' 08" W, 132.52 feet to a point;

S 63° 48' 56" W, 68.01 feet to a point;

S 75° 28' 14" W, 32.27 feet to a point;

S 83° 12' 23" W, 61.53 feet to a point to an iron pin set;

N 85° 35' 16" W, 113.31 feet to the point of beginning and containing 11.04 acres.

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

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

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

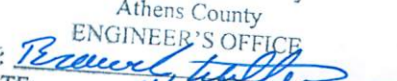

John M. Branner P.S. 6805

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

APR 25 2024

Jill Davidson
Athens County Auditor



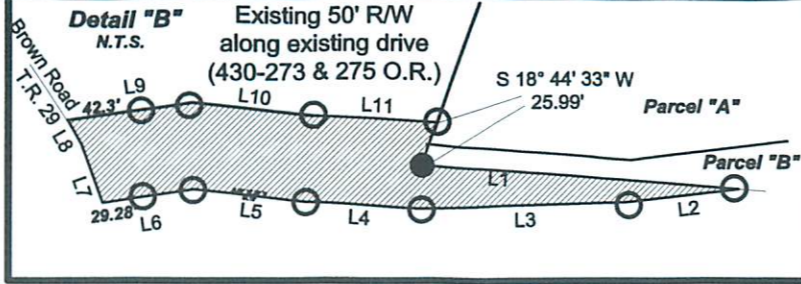
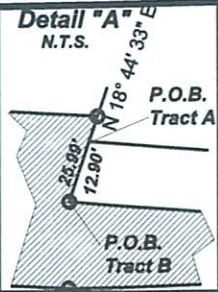
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 4/24/24

Wasko
Carol D, Trustee
482-1617 O.R.

Line	Bearing	Distance
1	S 85° 35' 16" E	182.06'
2	S 83° 12' 23" W	65.48'
3	S 88° 23' 53" W	116.81'
4	N 87° 12' 46" W	66.66'
5	N 83° 16' 39" W	64.10'
6	S 81° 34' 43" W	52.85'
7	N 20° 03' 48" W	35.88'
8	N 29° 43' 45" W	15.94'
9	N 81° 34' 43" E	72.53'
10	S 83° 16' 39" E	69.03'
11	S 87° 12' 46" E	71.13'
12	S 57° 09' 08" W	132.52'
13	S 63° 48' 56" W	68.01'
14	S 75° 28' 14" W	32.27'
15	S 83° 12' 23" W	61.53'
16	N 85° 35' 16" W	113.31'

Wasko
Carol D, Trustee
307-2115 O.R.

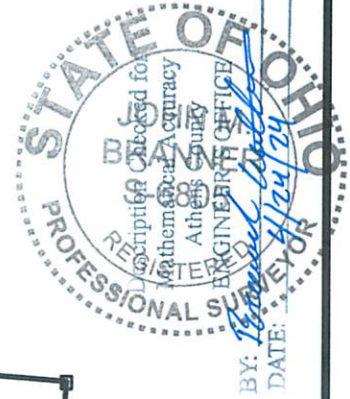
Wasko
Carol D, Trustee
419-1850 O.R.



**Survey of Three Tracts
Situated in L.L. 161 Section 32,
T.9, R.14, Athens Twp., Athens Co., OH
Surveyed April 2024**

John M. Branner
John M. Branner, P.S. 6805
P.O. Box 274
The Plains, OH 45780

- = Iron pin set 5/8" rebar w/ plastic ID cap
 - = Iron pin found
 - = Stone found
- Bearings: N.A.D. Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys



BY: *John M. Branner*
DATE: 4/24/24

Parcel "A"
11.04 Acres

Parcel "B"
11.76 Acres

Parcel "C"
25.48 Acres

To be continuous and contiguous
P.I.D. A010010043001

P.O.B. (Tract "C")
N: 474652.52, E: 2061049.64
Stone found at the common corner of Lease Lots
160, 161, 162 & 156
with an iron pin found bearing
S 65° 12' 28" W, 7.01'

**LOVDAL THOMAS H &
569-1442 O.R.
A010010043001
60.765 Ac.**

West
Warren Wesley &
Jessica Vierling
506-34 O.R.

**SHIREY JAMES E SANDRA
330-375 O.R.**

Existing 50' RW
along existing drive
(430-273 & 275 O.R.)
(Hatched Area)
See Detail "B"



Iron pin found

3440