

DESCRIPTION OF A 11.76 ACRE TRACT (PARCEL "B")

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, (P.I.D.# A010010043600) of land as described in Volume 569, Page 1442 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 and being 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, 12.90 feet to a point;
Thence, along new lines created by this survey:
S 85° 35' 16" E, 113.31 feet to an iron pin set in center of gravel drive;
Thence, along center of gravel drive:
N 83° 12' 23" E, 61.53 feet to a point;
N 75° 28' 14" E, 32.27 feet to a point;
N 63° 48' 56" E, 68.01 feet to a point;
N 57° 09' 08" E, 132.52 feet to a point;
Thence, leaving gravel drive:
N 20° 27' 19" E, 273.59 feet to an iron pin set, passing an iron pin set at 33.02 feet;
N 27° 00' 20" E, 260.30 feet to an iron pin set, passing an iron pin set at 128.71 feet;
N 54° 27' 24" E, 396.06 feet to an iron pin found ;
Thence, along the lines of Wren (507-2551 O.R.)
N 7° 53' 41" E, 102.61 feet to a stone found;
S 85° 23' 46" E, 99.80 feet to an iron pin set;
Thence, along new lines created by this survey:
S 38° 32' 56" E, 115.76 feet to an iron pin set;
S 11° 02' 23" E, 270.59 feet to an iron pin set;
S 20° 44' 29" E, 116.62 feet to an iron pin set;
S 31° 58' 05" W, 339.27 feet to an iron pin set;
S 39° 55' 42" W, 316.49 feet to an iron pin found;
Thence, along the North line of Shirey (330-375 O.R.):
N 85° 35' 16" W, 816.38 feet to the point of beginning and containing 11.76 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

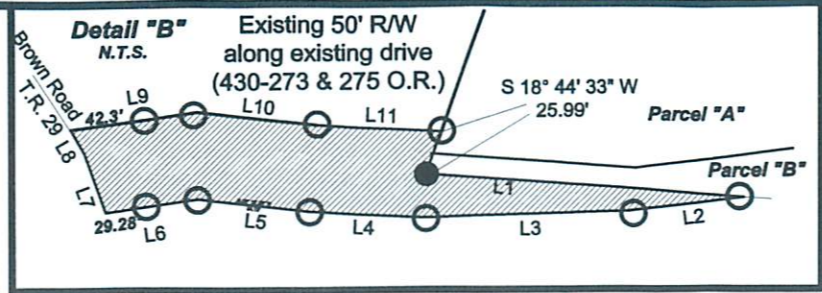
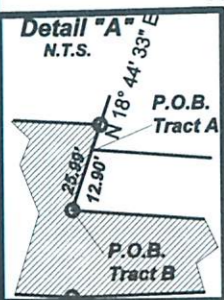
BY: 
DATE: 4/24/24

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

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

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

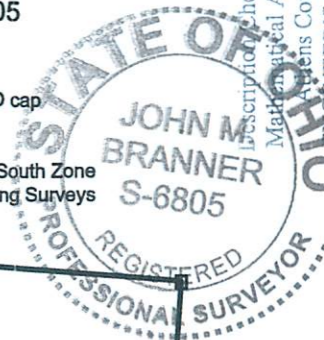
Line	Bearing	Distance
1	S 85° 35' 16" E	182.06'
2	S 83° 12' 23" W	65.48'
3	S 88° 23' 53" W	116.81'
4	N 87° 12' 46" W	66.66'
5	N 83° 16' 39" W	64.10'
6	S 81° 34' 43" W	52.85'
7	N 20° 03' 48" W	35.88'
8	N 29° 43' 45" W	15.94'
9	N 81° 34' 43" E	72.53'
10	S 83° 16' 39" E	69.03'
11	S 87° 12' 46" E	71.13'
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'



**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

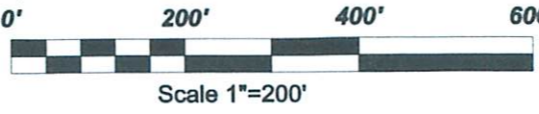
To be continuous and contiguous
P.I.D. A010010043001

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.**

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

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



Iron pin found

3440