

**Description of a 0.45 Acre Tract
(An existing lot of record 455-1315 OR)**

Situated in the Township of Lee, in the County of Athens and in the State of Ohio and bounded and described as follows:

Being 0.45 acres, situated in Section 3, Lee Township, Town 10 North, Range 15 West, Athens County, Ohio, and more fully described as follows:

Beginning at an iron pin found at the Southeast corner of Lot 11, Mace Estates Subdivision, Envelope 542A.

Thence along the lines of Mace Drive;

S 4° 24' 24" W, 117.71 feet to an iron pin found;

N 85° 33' 3" W, 46.77 feet to an iron pin found;

Thence along North line of Lindner (69-847):

N 85° 35' 54" W, 120.11 feet to an iron pin found;

Thence along East lines of lots 388 and 387 (Reynolds 203-1260 OR, Christman 368-1813 OR) of Reynolds Subdivision;

N 4° 21' 38" E, 117.81 feet to an iron pin found at the Northeast corner of lot 387 of Reynolds Subdivision;

Thence along South line of Lot 11 (Ballard 431-537);

S 85° 33' 13" E, 166.97 feet to the point of beginning and containing 0.45 acres.

Subject to all easements and right of way of record

Bearings based on Grid North N.A.D. 83

The above survey is based on a field survey completed July 2014 by

John M. Branner P.S. 6805



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Becky Wilkins
DATE: 7/30/14



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: John M. Branner
DATE: 7/20/14

Ballard
431-537 OR
Lot 11
Mace Estates Subdivision
Envelope 542A



Christman
368-1813 OR
Lot 387

Reynolds
203-1260
OR
Lot 388

Kenneth L. Bolen Sr.
455-1315 OR

0.45 Acres
Existing Lot of Record

Lindner
69-847 OR

Survey of an existing 0.45 Acre Tract in
Section 3, T.10, R.15, Lee Twp.,
Athens Co., OH

Surveyed July 2014


John M. Branner P.S. 6805
62 East First Street
The Plains, OH 45780
740-541-0350



○ = iron pin found
Bearings: Grid North N.A.D. 83
Ref. Docs.: Tax Plats, Surveys, Deeds