

DESCRIPTION OF AN EXISTING 88.421 ACRE TRACT

Situated in Section 11, T.10, R.15, Lee Township, Athens County, Ohio and being all of Parcel H010010045900 West of Township Road 15 (Marshfield Road) as described in Volume 500, Page 2636 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a point in Township Road 15 (Marshfield Road) bearing N 36° 40' 10" W, 2217.94 feet from a stone found (defaced) at the Southeast corner of Section 11:

Thence leaving said road and along the North line of Jenkinson (522-364 O.R.) and a line of Shingler (500-2636 O.R.),

N 85° 17' 20" W, 1271.01 feet to an iron pin set, passing an iron pin set by a post at 18.42 feet and an iron pin found at the Northwest corner of Jenkinson at 763.47 feet;

Thence along a line of Shingler and the East line of Mullins (270-658 O.R.),

N 04° 05' 41" E, 2347.42 feet to an iron pipe found by a post;

Thence along the South line of Love (142-189 O.R.),

S 86° 08' 13" E, 1363.13 feet to an iron pipe found;

Thence along the South line of Braley (547-55 O.R.),

S 85° 57' 37" E, 434.98 feet to a point in Township Road 15 (Marshfield Road), passing an iron pin set at 412.73 feet;

Thence along said road the following nine courses:

(1) **S 02° 21' 32" W, 671.67 feet** to a point;

(2) **S 07° 53' 15" W, 533.72 feet** to a point;

(3) **S 15° 45' 25" W, 113.81 feet** to a point;

(4) **S 35° 34' 09" W, 96.11 feet** to a point;

(5) **S 51° 38' 09" W, 261.43 feet** to a point;

(6) **S 45° 34' 18" W, 161.02 feet** to a point;

(7) **S 24° 16' 38" W, 168.03 feet** to a point;

(8) **S 14° 48' 29" W, 375.62 feet** to a point;

(9) **S 08° 40' 47" W, 146.25 feet** to the Point of Beginning and **containing 88.412 acres.**

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch rebar with I.D. Cap stamped "Branner Surveying 8816"

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

The above description is based on a field survey completed August, 2021 by

Jeb Branner, P.S. 8816



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Percey J. Feltner
DATE: 9/1/21

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

SEP 01 2021

Jill Thompson
Athens County Auditor



Love
142-189 OR

Braley
547-55 OR

S 86°08'13" E
1363.13'

S 85°57'37" E
434.98'

Township Road 15
Marshfield Road

+412.73'

S 02°21'32" W
671.67'

Mullins
270-658 OR

S 07°53'15" W
533.72'

88.412 Acres

H010010045900
Shingler
500-2636 OR

S 15°45'25" W
113.81'

S 35°34'09" W
96.11'

Marshfield Acres LLC
544-1051 OR

S 51°38'09" W
261.43'

S 45°34'18" W
161.02'

S 24°16'38" W
168.03'

S 14°48'29" W
375.62'

S 08°40'47" W
146.25'

N 85°17'20" W 1271.01'
+763.47'

H010010030800
Shingler
500-2636 OR

Jenkinson
522-364 OR

Lucas
485-1456 OR

+18.42'

+77.31'

Township Road 15
Marshfield Road

P.O.B.

*N:460938.59, E:2050505.97
bearing N 36°40'10" W, 2217.94'
from a stone found (defaced) at
the Southeast corner of Section 11

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Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

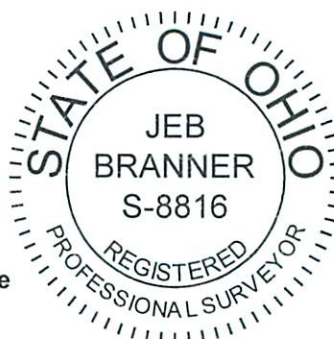
BY: *Permyth Utall*
DATE: 9/1/21



Scale 1"=300'

- = 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 GIS purposes only



SURVEY OF AN EXISTING
88.412 ACRE TRACT
Sited in Section 11, T.10, R.15,
Lee Twp., Athens Co., OH
Surveyed August, 2021

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