

DESCRIPTION OF A 1.376 ACRE TRACT
to be continuous and contiguous with Parcel H010010041900
Hutchison (614-2253 OR, Tract B)

Situated in Section 12, T.10, R.15, Lee Township, Athens County, Ohio and being a part of Parcel H010010042100 (Tract C) as described in Volume 614, Page 2253 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a point in County Road 10 (Baker Road) and bearing S 18° 18' 19" W, 2282.31 feet from a stone found at the Northeast corner of Section 12:

Thence along the West line of Hutchison (614-2253 O.R.) (Tract B):

S 37° 27' 26" E, 488.52 feet to an iron pin set in a previous survey;

S 22° 18' 09" E, 126.58 feet to an iron pin set in a previous survey;

Thence along the North line of Kostival (286-429 O.R.),

N 86° 41' 38" W, 93.42 feet to an iron pin set;

Thence along a new line created by this survey,

N 37° 26' 41" W, 563.72 feet to a point in County Road 10 (Baker Road), passing an iron pin set at 546.06 feet;

Thence along said road,

N 60° 14' 09" E, 104.67 feet to the Point of Beginning and **containing 1.376 acres** which is to be continuous and contiguous with Parcel H010010041900, Hutchison (614-2253 OR, Tract B), and leaving a remainder of 5.013 acres in Parcel H010010042100 (Tract C).


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"

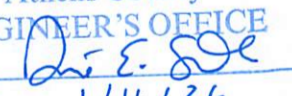
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

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 January, 2026 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: 1/16/26

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

JAN 16 2026

Jill Davidson
Athens County Auditor

Stone found at the Northeast corner of Section 12



HUTCHISON
614-2253 OR
SURVEY REF
71.870 AC (TRACT A)
BRANNER 8816
MAY 2024

P.O.B.
*N:467729.90, E:2051889.61
bearing S 18°18'19" W, 2282.31'
from a stone found at the
Northeast corner of Section 12

CR-10
BAKER RD

iron pin previously set
removed by this survey

HUTCHISON
614-2253 OR
H010010041900
SURVEY REF
6.359 AC (TRACT B)
BRANNER 8816
MAY 2024

S 04°09'02" W
2689.00'

N 60°14'09" E
104.67'
+546.06'
(17.66')

1.376 ACRES

to be continuous and contiguous with
Parcel H010010041900, Hutchison (614-2253 OR, Tract B)

GRANTOR
HUTCHISON
614-2253 OR
H010010042100
SURVEY REF
6.389 AC (TRACT C)
BRANNER 8816
MAY 2024
(5.013 ac remaining after exception)

N 37°26'47" W
563.72'

S 37°27'26" E
488.52'

S 22°18'09" E
126.58'

N 86°41'38" W
93.42'

N 86°41'38" W
177.36'

found buried next to fence post

KOSTIVAL
286-429 OR

Section 12
Section 6

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: [Signature]
DATE: 1/16/26

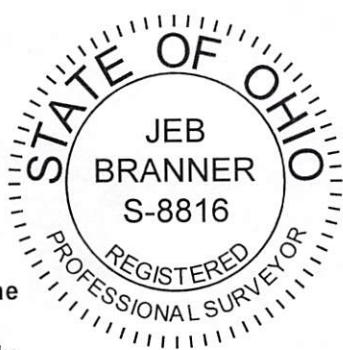
0' 100' 200' 300'



Scale 1"=100'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin set in previous survey
- = Stone found

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 1.376 ACRE TRACT
Situated in Section 12, T.10, R.15,
Lee Twp., Athens Co., OH
Survey Completed January, 2026

By: [Signature]
Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, OH 45780
740-592-5778