

**DESCRIPTION OF A 6.359 ACRE TRACT  
TRACT B**

Situated in Section 12, T.10, R.15, Lee Township, Athens County, Ohio and being a part of Parcel H010010042000 (Tract Four) and all of Parcel H010010041900 (Tract Six) as described in Volume 528, Page 20 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 04°09'02" W, 1780.80 feet from a stone found at the Northeast corner of Section 12:

Thence along the East line of Section 12 and the West line of Eclipse LTD (591-1116 O.R.), S 04° 09' 02" W, 908.20 feet to a stone found, passing an iron pin set at 32.70 feet;

Thence along the North lines of Kostival,

N 86° 41' 38" W, 177.36 feet to an iron pin set;

Thence along new lines created by this survey:

N 22° 18' 09" W, 126.58 feet to an iron pin set;

N 37° 27' 26" W, 488.52 feet to a point in County Road 10 (Baker Road), passing an iron pin set at 445.85 feet;

Thence along said road the following four courses:

(1) N 61° 40' 05" E, 261.00 feet to a point;

(2) N 58° 37' 29" E, 109.79 feet to a point;

(3) N 53° 13' 20" E, 115.62 feet to a point;

(4) N 50° 44' 52" E, 221.94 feet to the Point of Beginning and **containing 6.359 acres.**


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"

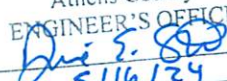
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

**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 May, 2024 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: 5/16/24

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

MAY 16 2024

Jill Davidson  
Athens County Auditor

MORGAN  
611-2001 OR

BROOKS  
372-823 OR

Waterloo Twp Section 7  
Lee Twp Section 12

S 86°18'54" E 1376.10'

set in fence line

P.O.B. (TRACT A)

\*N:469896.72, E:2052606.44  
Northeast corner of Section 12

MORGAN  
611-2001 OR

MANRING  
458-1136 OR  
SURVEY REF  
45.052 AC  
BRANNER 6805  
MAR 2011

PARENT PARCEL  
(TRACTS A, B & C)  
HUTCHISON  
528-20 OR (TRACT FOUR)  
H010010042000

KOSTIVAL  
461-1994 OR

S 04°09'02" W 1780.80'

### TRACT A 71.870 ACRES

AMERICAN TELEPHONE  
41-472 OR

BAKER RD  
CR-10

S 50°44'52" W  
221.94'

S 53°13'20" W  
115.62'

S 58°37'29" W  
109.79'

S 61°40'05" W  
261.00'

P.O.B. (TRACT C)

\*N:467729.91, E:2051889.62  
bears S 18°18'19" W, 2282.30'  
from the Northeast corner of  
Section 12

P.O.B. (TRACT B)

\*N:468120.59, E:2052477.56  
bears S 04°09'02" W, 1780.80'  
from the Northeast corner of  
Section 12

KOSTIVAL  
286-429 OR  
SURVEY REF  
5.000 AC  
WRIGHT 6535  
JAN 2000

HUTCHISON  
528-20 OR (TRACT FIVE)  
H010010042100  
SURVEY REF  
0.5467 AC  
BAYHA 6139  
SEP 1979

HUTCHISON  
528-20 OR (TRACT SIX)  
H010010041900

ECLIPSE LTD  
591-1116 OR  
SURVEY REF  
121.76 AC  
BRANNER 6805  
MAR 2011

KOSTIVAL  
295-322 OR

N 04°43'21" E  
154.30'

### TRACT C 6.389 ACRES

### TRACT B 6.359 ACRES

N 29°28'02" W  
294.56'

N 60°14'09" W 795.26'  
N 60°14'09" E 884.32'

N 37°27'26" W  
488.52'

N 86°41'38" W 825.65'

S 04°09'02" W  
908.20'

BRUNS  
555-262 OR

+270.07'  
(square bolt)  
KOSTIVAL  
607-2476 OR

square bolt found under roots of tree

N 86°22'25" W 289.10'  
N 22°18'09" W 126.58'

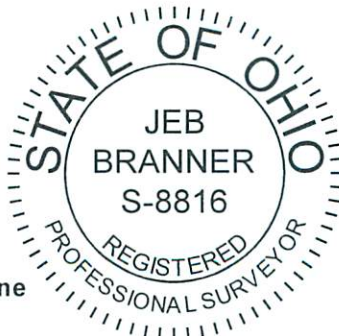
KOSTIVAL  
286-429 OR  
N 86°41'38" W 177.36'

found buried next to fence post

WOLNE COMPANY LLC  
452-1174 OR

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *[Signature]*  
DATE: 5/16/24



SURVEY OF A THREE TRACTS  
Situated in Section 12, T.10, R.15,  
Lee Twp., Athens Co., OH  
Surveyed Completed May, 2024

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

0' 300' 600' 900'



Scale 1"=300'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found unless otherwise noted
- = 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