

**DESCRIPTION OF A 6.389 ACRE TRACT
TRACT C**

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 H010010042100 (Tract Five) 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 18°18'19" W, 2282.30 feet from a stone found at the Northeast corner of Section 12:

Thence along new lines created by this survey:

S 37° 27' 26" E, 488.52 feet to an iron pin set, passing an iron pin set at 42.67 feet;

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

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

N 86° 41' 38" W, 825.65 feet to an iron pin (square bolt) found under the roots of a tree;

Thence along the North line of Kostival (607-2476 O.R.),

N 86° 22' 25" W, 289.10 feet to a point in County Road 10 (Baker Road), passing an iron pin found (square bolt) at 270.07 feet;

Thence along said road,

N 60° 14' 09" E, 884.32 feet to the Point of Beginning and **containing 6.389 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: *Joe E. Sw*
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

PARENT PARCEL
(TRACTS A, B & C)
HUTCHISON

528-20 OR (TRACT FOUR)
H010010042000

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

KOSTIVAL
461-1994 OR

TRACT A 71.870 ACRES

S 04°09'02" W 1780.80'

N 04°14'30" E 2245.96'

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'

N 29°28'02" W
294.56'

N 60°14'09" W 795.26'
+102.84'
+22.36'

N 60°14'09" E 884.32'

TRACT C 6.389 ACRES

+42.67'

+445.85'

N 37°27'26" W
488.52'

TRACT B 6.359 ACRES

S 04°09'02" W
908.20'

N 86°41'38" W 825.65'

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

0' 300' 600' 900'

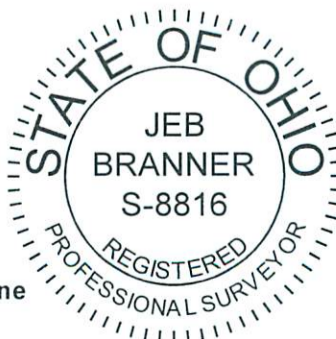


Scale 1"=300'

- = 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



SURVEY OF A THREE TRACTS
Sited 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
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