

**DESCRIPTION OF A 71.870 ACRE TRACT
TRACT A**

Situated in Section 12, T.10, R.15, Lee Township, Athens County, Ohio and being a part of Parcel H010010042000 (Tract Four) 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 stone found at the Northeast corner of Section 12:

Thence along the East line of Section 12 and the West line of Manring (458-1136 O.R.) and American Telephone (41-472 O.R.),

S 04° 09' 02" W, 1780.80 feet to a point in County Road 10 (Baker Road), passing an iron pin set at 1752.74 feet;

Thence along said road the following five courses:

(1) **S 50° 44' 52" W, 221.94 feet** to a point;

(2) **S 53° 13' 20" W, 115.62 feet** to a point;

(3) **S 58° 37' 29" W, 109.79 feet** to a point;

(4) **S 61° 40' 05" W, 261.00 feet** to a point;

(5) **S 60° 14' 09" W, 795.26 feet** to a point;

Thence leaving said road and along the East line of Bruns (555-262 O.R.),

N 29° 28' 02" W, 294.56 feet to an iron pin found, passing iron pins found at 22.36 feet and 102.84 feet;

Thence along the East line of Kostival (295-322 O.R.),

N 04° 43' 21" E, 154.30 feet to an iron pin found;

Thence along the East lines of Kostival (286-429 O.R.) & (461-1994 O.R.) and Morgan (611-2001 O.R.),

N 04° 14' 30" E, 2245.96 feet to an iron pin set;

Thence along the North line of Section 12 and the South line of Morgan (611-2001 O.R.),

S 86° 18' 54" E, 1376.10 feet to the Point of Beginning and **containing 71.870 acres.**

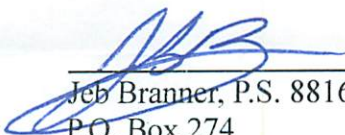
Subject to all easements and rights of way of record.

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: Dave E. SCS
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'

S 04°09'02" W
908.20'

BRUNS
555-262 OR

+270.07'
(square bolt)

N 86°41'38" W 825.65'

square bolt found under roots of tree

found buried next to fence post

KOSTIVAL
607-2476 OR

N 86°22'25" W
289.10'

KOSTIVAL
286-429 OR

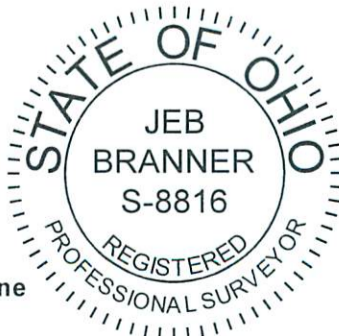
N 22°18'09" W
126.58'

N 86°41'38" W
177.36'

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
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
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