

DESCRIPTION OF A 1.307 ACRE TRACT

Situated in Section 13, T.10, R.15, Lee Township, Athens County, Ohio and being a part of Parcel H010010008200 as described in Volume 349, Page 896 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a point in US Route 50 bearing S 17° 59' 22" E, 1957.07 feet from a fence corner taken to be the Northwest corner of Section 13, Lee Township.

Thence along said road,

S 77° 45' 46" E, 147.15 feet to a point;

Thence leaving said road and along a new line created by this survey,

S 09° 40' 20" E, 190.34 feet to a point in a swale, passing iron pins set at 37.04 and 182.29 feet;

Thence along said swale and new lines created by this survey the following six courses:

- (1) **S 53° 00' 51" W, 19.52 feet** to a point;
- (2) **S 42° 19' 23" W, 39.27 feet** to a point;
- (3) **S 33° 20' 23" W, 58.68 feet** to a point;
- (4) **S 31° 09' 39" W, 59.01 feet** to a point;
- (5) **S 49° 24' 45" W, 94.85 feet** to a point;
- (6) **S 71° 04' 08" W, 30.06 feet** to an iron pin set;

Thence along the East line of Lambert (232-752 OR),

N 03° 55' 09" E, 431.59 feet to the point of beginning, passing an iron pin found at 406.59 feet and **containing 1.307 acres**.

Note: remainder of Grantor's Parcel H010010008200 remains continuous and contiguous with Parcel H010010007900.

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, 2022 by

Jeb Branner, P.S. 8816



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Branner*
DATE: 8/11/22

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

AUG 11 2022

Jill Thompson
Athens County Auditor

US-50

S 77°45'46" E 147.15'

+406.59'

P.O.B.

*N:441662.83, E:2040565.84
bearing S 17°59'22" E, 1957.07'
from a fence corner taken to be
the Northwest corner of Section 13

US-50

+37.04'

S 09°40'20" E 190.34'

APPROVED BY ATHENS
COUNTY REGIONAL
PLANNING COMMISSION
DATE: 8/16/2022

Law Ok

Lambert
232-752 OR

1.307 Acres

N 03°55'09" E 431.59'

+182.29'

S 53°00'51" W
19.52'

S 42°19'23" W
39.27'

S 33°20'23" W
58.68'

S 31°09'39" W
59.01'

GRANTOR
DIXON
349-896 OR
H010010008200
SURVEY REF
12.07 AC
BRANNER 6805
JULY 1993

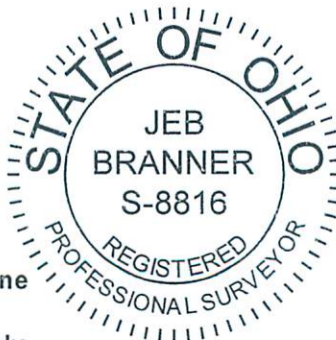
NOTE: REMAINDER OF GRANTOR'S
PARCEL H010010008200 REMAINS CONTINUOUS
AND CONTIGUOUS WITH PARCEL H010010007900

S 49°24'45" W
94.85'

S 71°04'08" W
30.06'

SURVEY OF A 1.307 ACRE TRACT
Situated in Section 13, T.10, R.15,
Lee Twp., Athens Co., OH
Surveyed August, 2022

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



BY: *Jeb Branner*
DATE: 8/11/22
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

0' 50' 100' 150'

Scale 1"=50'

○ = 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 for GIS purposes only