

DESCRIPTION OF A 1.029 ACRE TRACT

**to be continuous and contiguous with Parcel H010140100100, Matthews (530-1661 O.R.)
(Lot 1 of Walden Woods Sub)**

Situated in Fraction 13, Section 14, T.10, R.15, Lee Township, Athens County, Ohio and being a part of Parcel H010010008601 as described in Volume 52, Page 899 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found at the Southwest corner of Lot 1 of Walden Woods Subdivision (Env. 475A-B) and bearing N 40° 40' 47" E, 1684.12 feet from an iron pipe found taken to be the Southwest corner of Fraction 13 and also the Southwest corner of Section 14:

Thence along the lines of Lot 2, Miller (582-55 O.R.):

S 03° 42' 38" E, 110.00 feet to an iron pin found;

S 87° 13' 07" W, 132.67 feet to an iron pin set;

Thence along a new line created by this survey,

N 07° 25' 57" E, 686.38 feet to an iron pin found bearing S 03° 42' 38" E, 25.27 feet from the Northwest corner of Lot 1, Walden Woods Subdivision;

Thence along the West line of Lot 1 and Parcel H010140100100, Matthews (530-1661 O.R.), **S 03° 42' 38" E, 565.59 feet** to the Point of Beginning and **containing 1.029 acres** and to be continuous and contiguous with Parcel H010140100100, Matthews (530-1661 O.R.).

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 December, 2025 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: 1/5/26

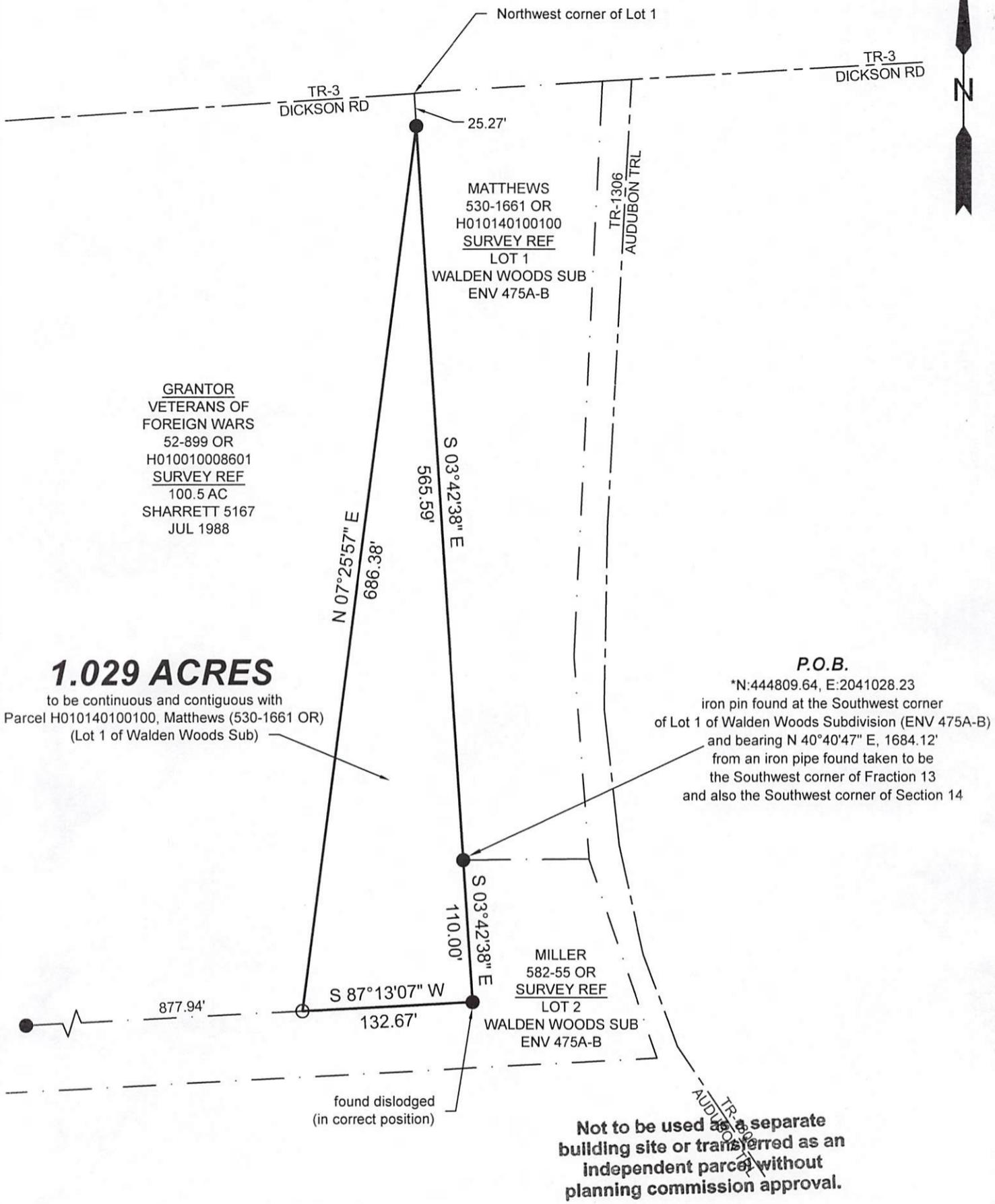
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

JAN 05 2026

Jill Davidson
Athens County Auditor

Not to be used as a separate building site or transferred as an independent parcel without planning commission approval.

By: Connor Letelle
Date: 01/09/2026



GRANTOR
 VETERANS OF
 FOREIGN WARS
 52-899 OR
 H010010008601
 SURVEY REF
 100.5 AC
 SHARRETT 5167
 JUL 1988

1.029 ACRES

to be continuous and contiguous with
 Parcel H010140100100, Matthews (530-1661 OR)
 (Lot 1 of Walden Woods Sub)

P.O.B.
 *N:444809.64, E:2041028.23
 iron pin found at the Southwest corner
 of Lot 1 of Walden Woods Subdivision (ENV 475A-B)
 and bearing N 40°40'47" E, 1684.12'
 from an iron pipe found taken to be
 the Southwest corner of Fraction 13
 and also the Southwest corner of Section 14

Not to be used as a separate
 building site or transferred as an
 independent parcel without
 planning commission approval.

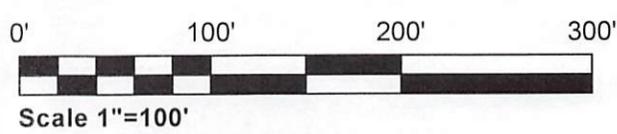
By: *James Lable*
 Date: 01/09/2026

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Robert White*
 DATE: 1/5/26



SURVEY OF A 1.029 ACRE TRACT
 Situated in Fraction 13, Section 14,
 T.10, R.15, Lee Twp., Athens Co., OH
 Surveyed Completed December, 2025

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



Scale 1"=100'
 ○ = Iron pin set 5/8" rebar w/ plastic ID cap
 ● = Iron pin found unless otherwise noted
 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