

DESCRIPTION OF A 5.613 ACRE TRACT

Situated in Section 24, T.10, R.15, Lee Township, Athens County, Ohio and being a part of Parcel H010010033600 as described in Volume 319, Page 2648 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found taken to be the Southeast corner of the Northwest Quarter of Section 24:

Thence along the lines of Fisher (543-906 O.R.)*;

S 10° 40' 47" W, 66.70 feet to an iron pin found;

N 86° 06' 57" W, 561.67 feet to an iron pin set;

Thence along a new line created by this survey,

N 05° 09' 36" E, 327.80 feet to a point in Township Road 12 (Scott Road), passing an iron pin set at 309.33 feet;

Thence along said road the following four courses:

(1) **N 69° 56' 59" E, 157.19 feet** to a point;

(2) **N 72° 20' 01" E, 111.16 feet** to a point;

(3) **N 79° 23' 16" E, 169.39 feet** to a point;

(4) **N 78° 33' 59" E, 156.91 feet** to a point;

Thence leaving said road and along the line of Arnold (44-328 D.R.) and the remains of an old fence line,

S 03° 54' 04" W, 449.94 feet to the Point of Beginning, passing an iron pin set at 50.00 feet and **containing 5.613 acres.**

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

*as determined by a survey of 75.444 acres by Michael A. Kinnison, P.S. 8231, dated March 7, 2018. See note on plat concerning existing fence line.

The attached map is an integral part of this description and to be included in any future transfers.

The above description is based on a field survey completed August, 2022 by



JEB Branner, P.S. 8816

740-592-5778

P.O. Box 274

The Plains, Ohio 45780



Description Checked for

Mathematical Accuracy

Athens County

ENGINEER'S OFFICE

BY: 

DATE: 8/26/22

Legal Description Pre-Approval
APPROVED

All transfers are subject to
Athens County Conveyance Standards

AUG 26 2022

Jill Thompson
Athens County Auditor



ARNOLD
44-328 DR

5.613 Acres

GRANTOR
EYMAN
319-2648 OR
H010010033600

ARNOLD
44-328 DR

P.O.B.
*N:468111.48, E:2038885.66
iron pin found taken to be the
Southeast corner of the
Northwest Quarter of Section 24

Note:
Existing remains of wire fence found
may differ from boundary line as
established by Kinnison survey plat.
Eyman (Grantor) reports verbal fence line
agreement with a previous adjoiner.
Formal fence line boundary agreement
is recommended.

FISHER
543-906 OR
SURVEY REF
75.444 ACRES
KINNISON, 8231
MARCH 7, 2018

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

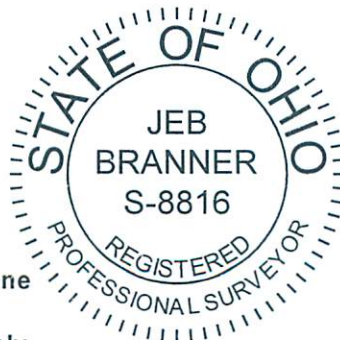
BY: *Jeb Branner*
DATE: *8/26/22*



Scale 1"=100'

- = 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



SURVEY OF A 5.613 ACRE TRACT
Situating in Section 24, 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

