

BY: Branner
DATE: 3/6/18



DESCRIPTION OF A 2.479 ACRE TRACT (LOT 1)

Situated in the Southeast Quarter of Section 24, T.10, R.15, Lee Township, Athens County, Ohio and being a part of a tract of land as described in Volume 249, Page 540, Athens County Deed Records and being more particularly described as follows:

Commencing at the Southwest Corner of Section 24, thence N 0° 06' 38" W, 321.75 feet (calc) to a point;
Thence S 86° 32' 10" E, 1484.98 feet (calc) to a point in TR-528 (Battrell Rd) and also being **the Point of Beginning** for the survey herein described:
Thence along the center of said road:
N 4° 57' 43" E, 364.89 feet to a point in the intersection of TR-528 (Battrell Rd) and TR-11 (Swart Rd);
Thence along TR-11 (Swart Rd):
S 85° 27' 22" E, 293.72 feet to a point;
Thence leaving said road and along a new line created by this survey:
S 3° 31' 23" W, 359.23 feet to an iron pin set in the North line of Battrell (430-1052 OR), passing iron pins set at 29.03 feet and 300.24 feet;
Thence along the North line of Battrell:
N 86° 32' 10" W, 302.83 feet, passing an iron pin found at 282.87 feet, to the point of beginning and **containing 2.479 acres.**

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

Bearing : Grid North- N.A.D. 83

The above description is based on a field survey completed June 2017 by

John M. Branner P.S. 6805

A handwritten signature in black ink, appearing to read "John M. Branner".

Simpson
Dianna
342-394 OR

Elliott
Scott L.
429-1002 OR

HEINZ LISA M
Deed Reference:460-2500

SISLER JACOB J & BREANNE R
Deed Reference:489-138 O.R.

TR-11
(Swart Rd)

S 85° 27' 22" E
293.72'

S 85° 56' 47" E
332.92'

N 5° 20' 17" E
162.27'

93.76'
S 72° 38' 35" E

+24.00'
S 42° 59' 52" E
106.92'

S 34° 54' 47" E
35.85'

Bolin
James O.
& Barbara L.
127-255 OR

Lot 1
2.479 Acres

Lot 2
4.594 Ac.

S 4° 57' 43" W
364.89'

N 3° 31' 23" E
300.24'

S 34° 54' 47" E
295.34'

P.O.B.
(Tract 1)

N 0° 06' 38" W
321.75'
S 86° 32' 10" E
1484.98'
SW Corner
of Section 24
(Calculated)

(Highland, P.S. 7581)

+282.87'
+19.96'

N 86° 32' 10" W
302.83'

P.O.B.

N 86° 32' 10" W
707.41'

Battrell
William Curtis
430-1052 OR

+30'
(Swart Rd)
TR-11

0' 100' 200' 300'



Scale 1"=100'

○ = Iron pin set 5/8" rebar w/ plastic ID cap

● = Iron pin found

△ = Railroad spike found

Bearings: N.A.D. Grid North - Ohio South Zone

Ref. Docs.: Tax Plats, Deeds, Survey of a 7.085 Acre Tract, dated March, 1997 by Kenneth E. Highland, P.S. 7581

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Bernard William*
DATE: 3/6/18



Survey of Two Lots:
Situated in the Southwest Quarter of
Section 24, T.10, R.15, LeeTwp.,
Athens Co., OH
Surveyed June, 2017

By: *John M. Branner*
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