

## DESCRIPTION OF AN EXISTING 3.627 ACRE TRACT

Situated in Section 2, T.10, R.15, Lee Township, Athens County, Ohio and being all of Parcel H020010001100 as described in Volume 554, Page 1833 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at a point in East Clinton Street, bearing S 76° 28' 21" E, 3424.67 feet from a stone found by a fence corner at the Northwest corner of Section 2:

Thence along East Clinton Street,

**N 73° 55' 12" E, 335.03 feet** to a point;

Thence leaving said road and along the West line of Wible (12-256 O.R.),

**S 04° 26' 34" W, 195.54 feet** to a square bolt found, passing an iron pin found at 30.68 feet;

Thence along the West line of Chamber (545-667 O.R.),

**S 04° 14' 04" W, 374.46 feet** to an iron pipe found (pinched) by a tree;

Thence along the West line of 1st Cabin Rentals LLC (579-620 O.R.),

**S 01° 25' 48" W, 139.64 feet** to a point in a creek passing an iron pin set at 96.22 feet;

Thence along the North line of Montle (84-419 O.R.) the following four courses:

(1) **N 74° 17' 02" W, 15.15 feet** to a point in said creek;

(2) **N 71° 49' 56" W, 124.27 feet** to a point in said creek;

(3) **N 72° 14' 27" W, 105.50 feet** to an iron pin set;

(4) **N 71° 00' 34" W, 24.51 feet** to a point in said creek;

Thence along West line of Montle (290-146 D.R.),

**N 13° 13' 21" W, 64.27 feet** to a 3/4" iron pin found;

Thence along the South line of Reimagine Realty Holdings LLC (530-1029 O.R.),

**N 73° 17' 13" E, 99.58 feet** to a 1/2" iron pin found by a post;

Thence along the East line of Reimagine Realty Holdings LLC and the Village of Albany (216-43 D.R.),

**N 12° 46' 35" W, 452.19 feet** to the Point of Beginning, passing a 2" iron pipe found at 353.25 feet and an iron pin set at 410.04 feet and **containing 3.627 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

The above description is based on a field survey completed August, 2021 by

Jeb Branner, P.S. 8816



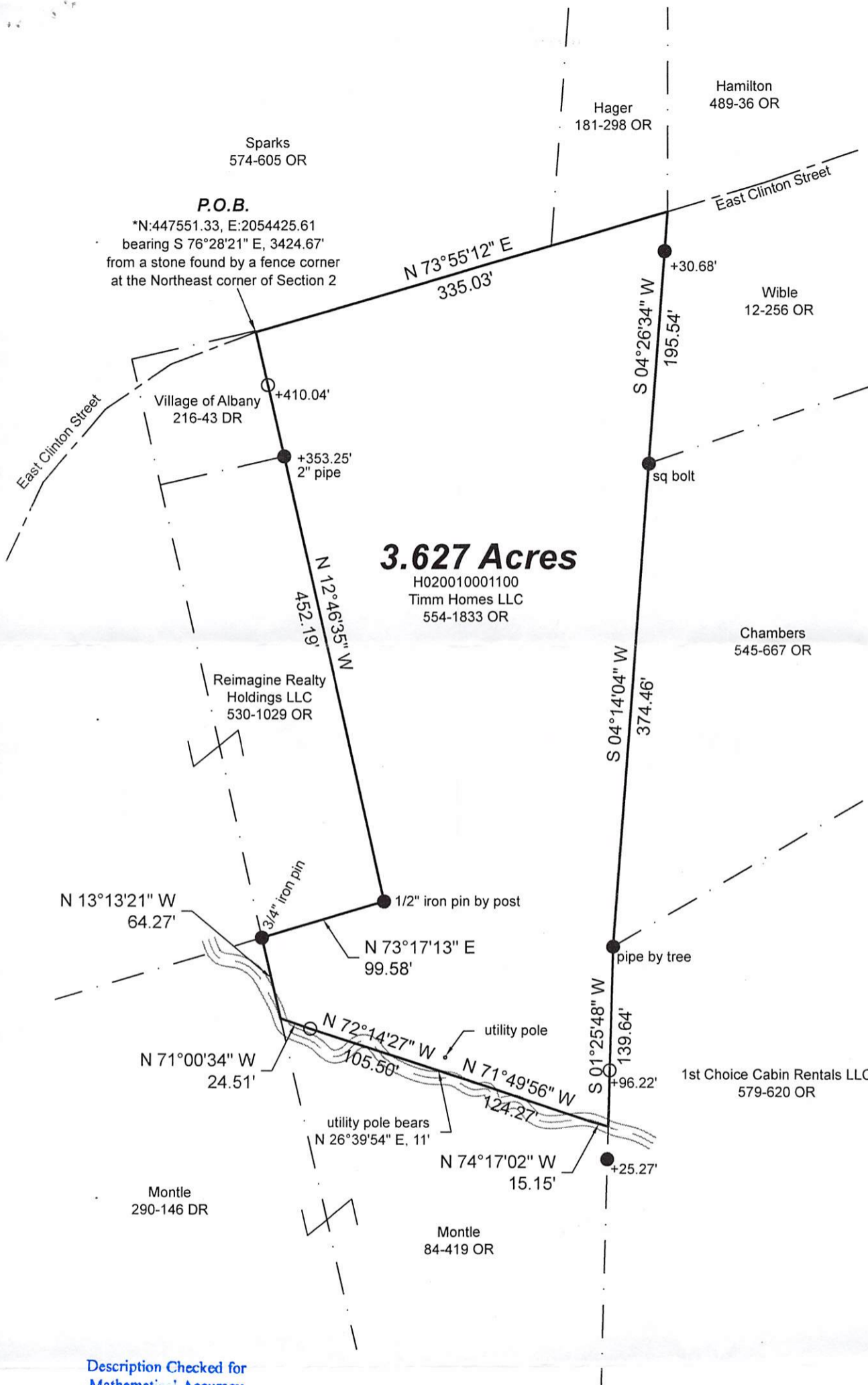
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 9/1/21

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

SEP 01 2021

Jill Thompson  
Athens County Auditor



### 3.627 Acres

H020010001100  
Timm Homes LLC  
554-1833 OR

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Jeb Branner*  
DATE: 9/1/21

**SURVEY OF AN EXISTING 3.627 ACRE TRACT**  
Situated in Section 2, T.10, R.15,  
Lee Twp., Athens Co., OH  
Surveyed August, 2021

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



- 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 GIS purposes only

