

**DESCRIPTION OF A 2.00 ACRE TRACT  
LOT 2**

Situated in Fraction 12, Section 9, T.10, R.15, Lee Township, Athens County, Ohio and being a part of a 5.00 acre tract as described in Volume 14, Page 245 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Commencing** at the Southwest corner of Out-lot 35 of Fr.12, Sec.9,, Lee Twp. thence S 47° 52' 21" E, 1274.76 feet (calculated) to an iron pin set and also being the **Point of Beginning** for the survey herein described:

Thence along new lines created by this survey,  
**N 02° 20' 49" W, 223.10 feet** to an iron pin set;  
**S 86° 44' 53" E, 362.75 feet** to a point in Township Road 15 (Marshfield Road), passing an iron pin set at 317.75 feet;  
Thence along said road,  
**S 11° 41' 27" E, 242.32 feet** to a point;  
Thence leaving said road and along the North line of Bartlett (143-808 O.R.),  
**N 85° 01' 54" W, 403.65 feet**, (passing an iron pin found at 46.62 feet) to the point of beginning **and containing 2.00 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 – Ohio South Zone  
The above description is based on a field survey completed June, 2019 by  
Jeb Branner, S.I., E.I., under the supervision of:  
John M. Branner P.S. 6805



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

JUN 18 2019

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Jim E. 819  
DATE: 6/18/19



Athens City-County Health Dept.  
278 West Union Street  
Athens, Ohio 45701

*Pat W. O., R.S.*  
6/18/19

Approved By  
Athens County Regional Planning Commission

Date: 6/20/2019  
Jessie P.

Approved By  
Athens County Regional Planning Commission

Date 6/20/2019

*Jessie*

Schabel  
Zachary P. & Dnielle E.  
520-1756 O.R.

S 10° 24' 15" E  
22.94'

Wire Fence

Wire Fence  
S 86° 44' 53" E

867.10'

Township Road 15

+821.22'

S 11° 41' 27" E  
31.05'

Roediger  
Stephen R. & Mary J.  
456-278 O.R.

N 11° 25' 49" W  
245.93'

**Lot 1  
3.00 Acres**

**Lot 2  
2.00 Acres**

Margaret Creek  
Conservancy District  
280-595 D.R.

S 02° 20' 49" E  
223.10'

N 86° 44' 53" W  
362.75'

+317.75'

S 11° 41' 27" E  
242.32'

N 85° 01' 54" W  
472.00'

N 85° 01' 54" W  
403.65'

+46.62'

**P.O.B. (Lots 1 & 2)**

bears S 47° 52' 21" E, 1274.76' (calculated)  
from the Southwest Corner of  
Outlot 35 of Fr.12, Sec. 9, Lee Twp.

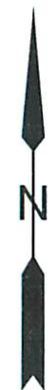
Bartlett  
Teresa L.  
143-808 O.R.

Athens City-County Health Dept.  
278 West Union Street  
Athens, Ohio 45701

6/18/19

Survey of a 3.00 Acre tract (Lot 1)  
and a 2.00 Acre tract (Lot 2)  
Sited in Fraction 12, Section 9,  
T.10, R.15, Lee Twp., Athens Co., OH  
Surveyed June, 2019  
by Jeb Branner, S.I., E.I.,  
under the supervision of:

By: *Jeb Branner*  
John M. Branner, P.S. 6805  
P.O. Box 274  
The Plains, OH 45780



Marshfield Road

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *D. E. S.*  
DATE: 6/18/19

0' 100' 200' 300'



Scale 1"=100'

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

● = Iron pin found

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

Ref. Docs.: Tax Plats, Deeds, Existing Surveys