

DESCRIPTION OF A 3.00 ACRE TRACT LOT 1

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 the North line of Bartlett (143-808 O.R.),
N 85° 01' 54" W, 472.00 feet to an iron pin found;
Thence along the East line of Roediger (456-278 O.R.),
N 11° 25' 49" W, 245.93 feet to an iron pin set;
Thence along the South line of Schabel (520-1756 O.R.),
S 86° 44' 53" E, 867.10 feet to a point in Township Road 15 (Marshfield Road), passing an iron pin found at 821.22 feet;
Thence along said road,
S 11° 41' 27" E, 31.05 feet to a point;
Thence leaving said road and along new lines created by this survey,
N 86° 44' 53" W, 362.75 feet to an iron pin set;
S 02° 20' 49" E, 223.10 feet to the point of beginning **and containing 3.00 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

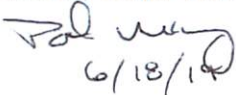


Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

JUN 18 2019

Jill Thompson
Athens County Auditor

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



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

Approved By
~~Athens~~ County Regional Planning Commission

Date: 6/20/2019




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'

+317.75'

N 86° 44' 53" W

362.75'

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'

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.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *D. E. 800*
DATE: 6/18/19

Athens City-County Health
278 West Union Street
Athens, Ohio 45701
Pat Weir
6/18/19



Survey of a 3.00 Acre tract (Lot 1)
and a 2.00 Acre tract (Lot 2)
Situated 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: *John M. Branner*
John M. Branner, P.S. 6805
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. Grid North - Ohio South Zone

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

