

DESCRIPTION OF A 1.798 ACRE TRACT

Situated in Fraction 3, Section 9, T.10, R.15, Lee Township, Athens County, Ohio and being a part of Parcel H010010024204 as described in Volume 587, Page 1607 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at stone found at the Southeast corner of Section 9, thence along a fence line, N 03° 37' 12" E, 606.66 feet to a point in County Road 14 (Factory Road) and also being the **Point of Beginning** for the tract of land herein described:

Thence along said road
N 85° 45' 18" W, 258.70 feet to a point;
Thence leaving said road and along a new lines created by this survey:
N 03° 27' 12" E, 302.16 feet to an iron pin set, passing an iron pin set at 39.97 feet;
S 85° 45' 18" E, 259.76 feet to an iron pin set;
Thence along the West line of Flowers (549-275 O.R.),
S 03° 39' 15" W, 302.15 feet to the Point of Beginning, passing an iron pin found at 278.95 feet and containing 1.798 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, 2022 by
Jeb Branner, P.S. 8816



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Rebecca Kistler*
DATE: 8/11/22

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

AUG 11 2022

Jill Thompson
Athens County Auditor



Fraction 3
Section 3

fence line (North of property line)
S 86°28'21" E 300.93'

GRANTOR
PRATT
587-1607 OR
H010010024204

S 03°39'15" W 342.32'

N 03°27'12" E 640.73'

S 85°45'18" E
259.76'

1.798 Acres

FLOWERS
549-275 OR

N 03°27'12" E
302.16'

S 03°39'15" W
302.15'

+39.60'

+39.97'

County Road 14
Factory Road

N 85°45'18" W
258.70'

+278.95'

(+23.20')

County Road 14
Factory Road

BARTLETT
273-1127 OR

ALLEN
439-2513 OR

P.O.B.

*N:448957.86, E:2051134.26

N 03°37'12" E 606.66'

fence line

stone found at the
Southeast corner of
Section 9, Lee Twp

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 8/11/22

0' 100' 200' 300'



Scale 1"=100'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found
- = Stone 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

SURVEY OF A 1.798 ACRE TRACT
Situated in Fraction 3, Section 9,
T.10, R.15, Lee Twp., Athens Co., OH
Surveyed August, 2022

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