

## DESCRIPTION OF A 2.625 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), thence along said road, N 85° 45' 18" W, 258.70 feet to a point and also being the **Point of Beginning** for the tract of land herein described:

Thence along said road

N 85° 45' 18" W, 40.00 feet to a point;

Thence leaving said road and along the East line of Fisher Hague LLC (597-2458 O.R.),

N 03° 27' 12" E, 640.73 feet to an iron pin set in a previous survey, passing an iron pin set in a previous survey at 39.60 feet;

Thence along the South line of Allen (371-523 O.R.),

S 86° 28' 21" E, 300.93 feet to an iron pin found;

Thence along the West line of Flowers (549-275 O.R.),

S 03° 39' 15" W, 342.32 feet to an iron pin set in a previous survey;

Thence along the lines of a 1.798 acre tract created by a previous survey dated August, 2022:

N 85° 45' 18" W, 259.76 feet to an iron pin set in a previous survey;

S 03° 27' 12" W, 302.16 feet to the Point of Beginning, passing an iron pin set in a previous survey at 262.19 feet and **containing 2.625 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 October, 2022 by

Jeb Branner, P.S. 8816



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

OCT 13 2022

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 10/13/22



ALLEN  
371-523 OR

ALLEN  
371-583 OR

Fraction 3  
Section 3

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

**2.625 Acres**

GRANTOR  
PRATT  
587-1607 OR  
H010010024204

FISHER HAGUE  
LLC  
597-2458 OR

FLOWERS  
549-275 OR

N 03°27'12" E 640.73'

S 03°39'15" W 342.32'

N 85°45'18" W  
259.76'

**1.798 Acres**

created by previous survey  
dated August, 2022

S 03°27'12" W  
302.16'

S 03°39'15" W  
302.15'

+39.60'

+262.19'

+23.20'

County Road 14  
Factory Road

N 85°45'18" W  
258.70'

County Road 14  
Factory Road

N 85°45'18" W  
40.00'

BARTLETT  
273-1127 OR

**P.O.B.**

\*N:448977.01, E:2050876.27

ALLEN  
439-2513 OR

N 03°37'12" E 606.66'

fence line

APPROVED BY ATHENS  
COUNTY REGIONAL  
PLANNING COMMISSION  
DATE: 4/5/2023

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

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Brandon Pratt*  
DATE: 10/13/22

0' 100' 200' 300'



Scale 1"=100'

- = Iron pin set 5/8" rebar w/ plastic ID cap in previous survey
- = 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 2.625 ACRE TRACT**  
Situating in Fraction 3, Section 9,  
T.10, R.15, Lee Twp., Athens Co., OH  
Surveyed October, 2022

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