

DESCRIPTION OF A 4.450 ACRE TRACT
Tract 2

Situated in Fraction 3, Section 9, T.10, R.15, Lee Township, Athens County, Ohio and being a part of Parcel H010010024200 as described in Volume 581, Page 860 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, 298.70 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, 301.96 feet to a point;

Thence leaving said road and along a new line created by this survey,

N 03° 11' 19" E, 636.96 feet to an iron pin set, passing an iron pin set at 39.42 feet;

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

S 86° 28' 21" E, 304.87 feet to an iron pin set;

Thence along a new line created by this survey,

S 03° 27' 12" W, 640.73 feet to the Point of Beginning, passing an iron pin set at 601.13 feet and **containing 4.450 acres.**

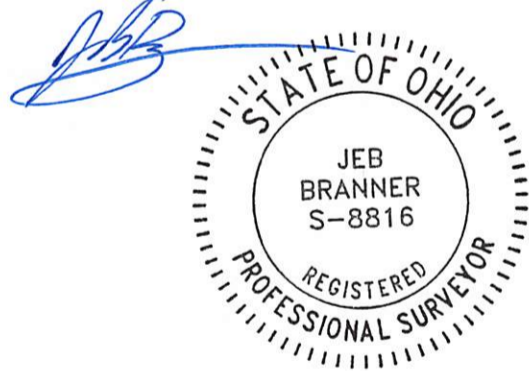
Subject to all easements and rights of way of record.

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

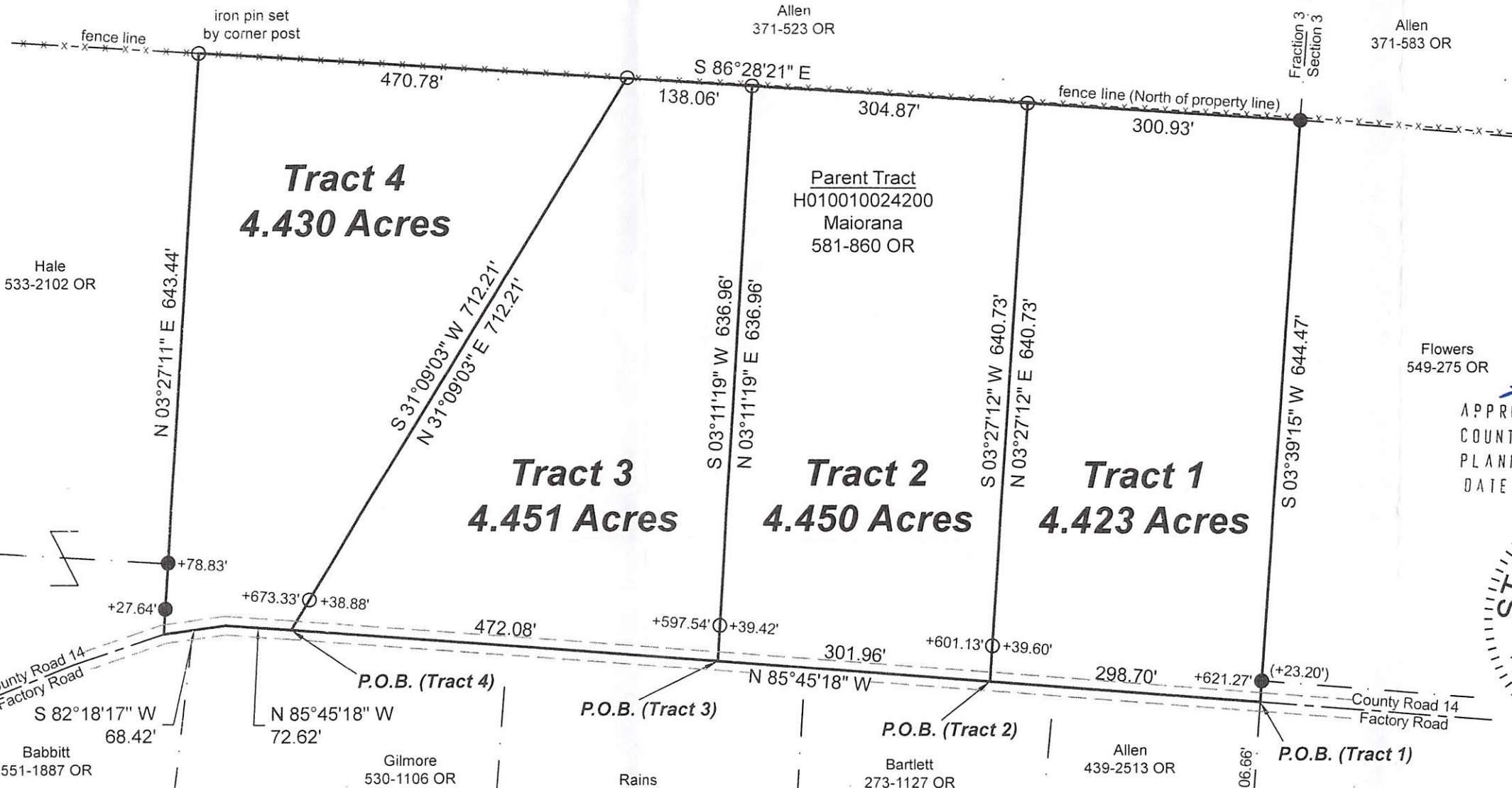


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Rebecca G. [Signature]
DATE: 9/8/21

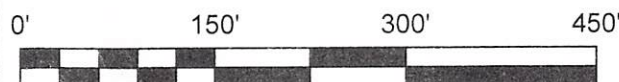
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

SEP 08 2021

Jill Thompson
Athens County Auditor



APPROVED BY ATHENS COUNTY REGIONAL PLANNING COMMISSION
 DATE: 9/24/2021



Scale 1"=150'
 ○ = 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

Description Checked for Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Jeb Branner*
 DATE: 9/8/21

SURVEY OF FOUR TRACTS
 Situated in Fraction 3, Section 9,
 T.10, R.15, Lee Twp., Athens Co., OH
 Surveyed August, 2021

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