

**DESCRIPTION OF A 9.93 ACRE TRACT**

Situated in Section 19 of T.5, R.11, Troy Township, Athens County, Ohio and being the same tract as recorded in Volume 510, Page 1686 O.R. and being more particularly described as follows:

Beginning at a stone found at Grantor's North-west corner, said stone bears South 04 degrees 13 minutes 38 seconds West, 660.00 feet (deed) and South 85 degrees 46 minutes 22 seconds East, 429.00 feet from the North-west corner of Section 19.  
Thence , along the South-line of Wiggins (301-808 O.R.) S 85° 46' 22" E , 367.32 feet to a point in Four Mile Creek Road, where an iron pin found bears S 85° 46' 22" E. 22.63 feet;  
Thence, along said road the following courses:  
S 3° 53' 44" E, 81.24 feet;  
S 14° 44' 23" E, 294.54 feet;  
S 13° 54' 58" E, 237.80 feet;  
S 1° 42' 37" E, 129.07 feet;  
S 15° 02' 42" W, 180.90 feet;  
Thence, leaving said road and along the lines of Mathney (489-2426 O.R.)  
N 85° 46' 22" W, 528.00 feet to an iron pin set, passing an iron pin set at 52.30 feet;  
N 4° 13' 42" E, 891.00 feet to the point of beginning and containing 9.93 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 December 2021 by  
John M. Branner P.S. 6805



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Ans. E. Stewart  
DATE: 12/2/2021



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

DEC 02 2021

Jill Thompson  
Athens County Auditor

N.W. cor of Sec. 19

S 4° 13' 38" W  
660.00' (deed)

WIGGINS TIMOTHY  
301-808 O.R.

S 85° 46' 22" E  
429.00' (deed)

P.O.B.

S 85° 46' 22" E  
367.32' (363' deed)

22.63'

S 3° 53' 44" E  
81.24'



9.93 Acres

Survey of Existing Tract of Record

EYE KEITH E & REBECCA A  
Parcel ID: L010010008800  
510-1686 O.R.

N 4° 13' 42" E  
891.00' (deed and survey)

Four Mile Creek Rd.  
S 14° 44' 23" E 294.54'

S 13° 54' 58" E  
237.80'

S 1° 42' 37" E  
129.07'

line of old fence posts

new wire fence

N 85° 46' 22" W  
528.00' (deed and survey)

+52.30'

S 15° 02' 42" W  
180.90'

MATHNEY HERBERT E & MARTHA SUE  
489-2426 O.R.

Description Checked for  
Mather Accuracy  
A nty

BY: John M. Branner  
DATE: 12/2/2021



Scale 1 inch = 100 feet

○ = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap

● = iron pin found

□ = Stone found

Bearings: N.A.D. 83 Grid North - Ohio South Zone

Ref. Docs.: Tax Plat, Deeds, Surveys



Survey of an Existing 9.93 Acre Tract  
Sited in Section 19, T.5, R.11,  
Troy Twp., Athens Co., Ohio  
Surveyed December 2021

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