DESCRIPTION OF A 3.208 ACRE TRACT
to be continuous and contiguous with Parcel N010010066800, Hunter (360-311 O.R.)

Situated in Section 18, T.11, R.15, Waterloo Township, Athens County, Ohio and being a part of Parcel N010010066400 as described in Volume 360, Page 311 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set at the base of a maple tree and bearing N 63° 00' 40" W, 813.57 feet from a stone found at the Southeast corner of the Northeast Quarter of Section 18;

Thence along the West line of Woods (337-2006 O.R.):
S 20° 40' 08" E, 254.60 feet to an iron pin set;
S 05° 30' 52" W, 313.70 feet to a point on a bridge on Township Road 265 (Hamley Run Road), passing an iron pin set at 295.14 feet;
Thence along said road the following four courses:
(1) **N 41° 50' 08" W, 512.63 feet** to a point
(2) **N 35° 28' 48" W, 107.52 feet** to a point;
(3) **N 31° 31' 20" W, 81.95 feet** to a point;
(4) **N 27° 04' 37" W, 45.86 feet** to a point;
Thence leaving said road and along the South line of Hunter (360-311 O.R.) (Parcel N010010066800),
S 85° 50' 08" E, 409.41 feet to the Point of Beginning and **containing 3.208 acres** and to be continuous and contiguous with Parcel N010010066800, Hunter (360-311 O.R.).
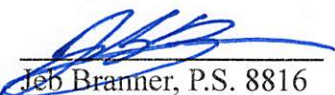
Subject to all easements and rights of way of record.
Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"
Bearing: Grid North – N.A.D. 83 – Ohio South Zone
The attached map is considered to be an integral part of this description and to be included in any future transfers.
The above description is based on a field survey completed March, 2025 by

Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, Ohio 45780
740-592-5778

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

APR 0 2 2025

Jill Davidson
Athens County Auditor
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY:
DATE: 4/2/25

OHIO FRANKLIN REALTY LLC
503-2282 OR

HUNTER
360-311 OR
N010010066800
SURVEY REF
5.97 AC
BRANNER 6805
JUL 1990

TR-265
HAMLEY RUN RD
TR-261
HAMLEY SHORT CUT RD

S 85°50'08" E
409.41'

N 85°50'08" W 754.34'

N 27°04'37" W
45.86'

notched

N 31°31'20" W
81.95'

P.O.B.
iron pin set at the base of a maple tree
*N:500408.30, E:2048541.63
bearing N 63°00'40" W, 813.57'
from a stone found at the
Southeast corner of the
Northeast Quarter of Section 18

N 35°28'48" W
107.52'

3.208 ACRES
to be continuous and contiguous with
Parcel N010010066800
Hunter
360-311 OR

S 20°40'08" E
254.60'

N 04°44'00" E 315.61'

GRANTOR
HUNTER
360-311 OR
N010010066400

WOODS
337-2006 OR
SURVEY REF
11.35 AC
GALVIN 1684
MAY 1962

N 41°50'08" W
512.63'

S 05°30'52" W
313.70'

stone found (unnotched)
at the Southeast corner
of the Northeast Quarter
of Section 18

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY:
DATE: 4/2/25

+295.14'

point on bridge

TR-265
HAMLEY RUN RD

0'   100'   200'   300'

Scale 1"=100'
O = Iron pin set 5/8" rebar w/ plastic ID cap
● = Iron pin found unless otherwise noted
□ = Stone found
Bearings: N.A.D. 83 - Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys
*Coordinates are to be used for GIS purposes only

STATE OF OHIO
JEB
BRANNER
S-8816
REGISTERED
PROFESSIONAL SURVEYOR

SURVEY OF A 3.208 ACRE TRACT
Situated in Section 18, T.11, R.15,
Waterloo Twp., Athens Co., OH
Survey Completed March, 2025

By:
Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, OH 45780
740-592-5778

N