

DESCRIPTION OF A 12.750 ACRE TRACT

Situated in Sections 22 & 23, T.11, R.15, Waterloo Township, Athens County, Ohio and being a part of Parcel N010010044300 as described in Volume 531, Page 1019 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set bearing S 86° 15' 09" E, 868.60 feet from the Southwest corner of Section 23 (calculated):

Thence along the East line of McCray (300-2536 O.R.),

N 05° 45' 09" W, 478.00 feet to an iron pin set;

Thence along a new line created by this survey,

N 88° 44' 47" E, 674.15 feet to a point in Township Road 256 (Lightfritz Road), passing an iron pin set at 660.35 feet;

Thence along said road the following five courses:

(1) **S 19° 28' 23" E, 189.24 feet** to a point;

(2) **S 12° 31' 44" E, 53.87 feet** to a point;

(3) **S 00° 39' 31" E, 46.22 feet** to a point;

(4) **S 12° 36' 49" W, 77.84 feet** to a point;

(5) **S 19° 39' 35" W, 78.23 feet** to a point at the intersection of Township Road 256 (Lightfritz Road) and Township Road 264 (Bodin Road)

Thence along Township Road 264 (Bodin Road),

S 03° 57' 21" E, 107.35 feet to a point on the South line of Section 23 and the West edge of said road;

Thence along the South line of Section 23 and the North line of Sams (126-943 O.R.),

N 86° 15' 10" W, 52.85 feet to a point in Township Road 256 (Lightfritz Road);

Thence continuing along said road the following eleven courses:

(1) **S 29° 40' 50" W, 118.12 feet** to a point;

(2) **S 42° 40' 20" W, 92.47 feet** to a point;

(3) **S 50° 11' 40" W, 37.34 feet** to a point;

(4) **S 54° 42' 48" W, 42.30 feet** to a point;

(5) **S 64° 49' 21" W, 68.67 feet** to a point;

(6) **S 69° 10' 17" W, 104.57 feet** to a point;

(7) **S 69° 39' 39" W, 65.71 feet** to a point;

(8) **S 77° 23' 04" W, 114.31 feet** to a point;

(9) **S 72° 41' 58" W, 135.75 feet** to a point;

(10) **S 68° 03' 58" W, 85.32 feet** to a point;

(11) **S 63° 51' 54" W, 95.90 feet** to a point;

Thence leaving said road and along the East line of McCray (379-205 O.R.),

N 22° 14' 51" E, 527.00 feet to the Point of Beginning, passing an iron pin set at 35.70 feet and

containing 12.750 acres of which 4.673 acres are contained within Section 22 and 8.077 acres are contained within Section 23.


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 October, 2023 by


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

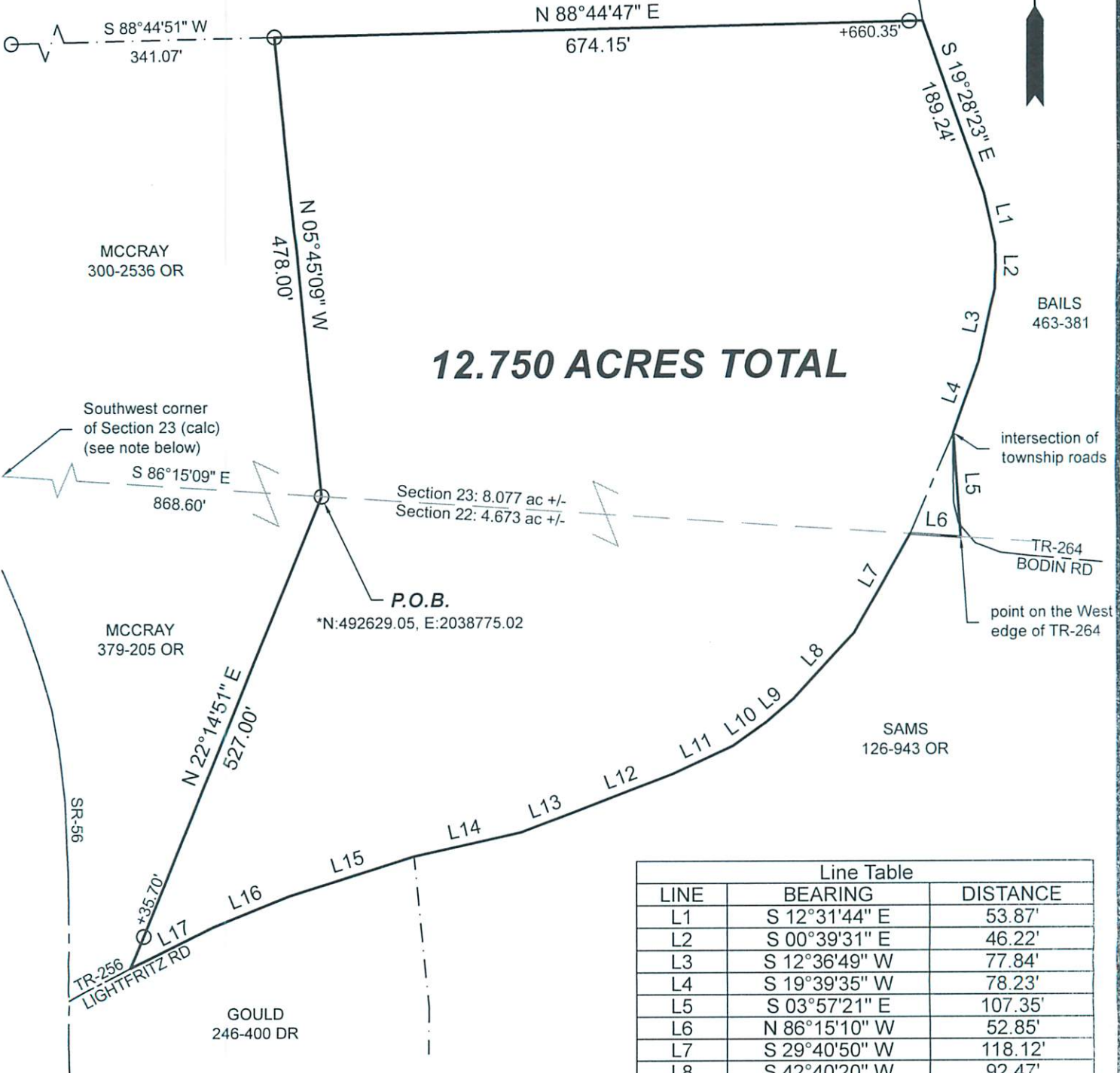


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 10/30/23
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

OCT 30 2023

Jill Davidson
Athens County Auditor

GRANTOR
DICK
531-1019 OR
N010010044300



12.750 ACRES TOTAL

Section 23: 8.077 ac +/-
Section 22: 4.673 ac +/-

P.O.B.
*N:492629.05, E:2038775.02

Line Table		
LINE	BEARING	DISTANCE
L1	S 12°31'44" E	53.87'
L2	S 00°39'31" E	46.22'
L3	S 12°36'49" W	77.84'
L4	S 19°39'35" W	78.23'
L5	S 03°57'21" E	107.35'
L6	N 86°15'10" W	52.85'
L7	S 29°40'50" W	118.12'
L8	S 42°40'20" W	92.47'
L9	S 50°11'40" W	37.34'
L10	S 54°42'48" W	42.30'
L11	S 64°49'21" W	68.67'
L12	S 69°10'17" W	104.57'
L13	S 69°39'39" W	65.71'
L14	S 77°23'04" W	114.31'
L15	S 72°41'58" W	135.75'
L16	S 68°03'58" W	85.32'
L17	S 63°51'54" W	95.90'

NOTE
Section corner location is based on a survey
by S. H. Hibbard dated Oct. 2nd, 1923
(8-291, County Surveyor's Records)

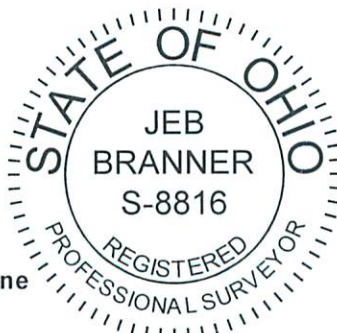
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Dave E. Shaw
DATE: 10/30/23



Scale 1"=150'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found unless otherwise noted
- 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



SURVEY OF A 12.750 ACRE TRACT
Situating in Sections 22 & 23,
T.11, R.15, Waterloo Twp.,
Athens Co., OH
Surveyed Completed October, 2023

By: JEB
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