

DESCRIPTION OF AN EXISTING 3.343 ACRE TRACT

Situated in Fraction 17, Section 22, T.11, R.15, Waterloo Township, Athens County, Ohio and being all of Parcel N010010046300 as described in Volume 539, Page 2563 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found bearing S 48° 15' 53" W 1527.13 feet (calculated) from a stone called for at the Northeast corner of Fraction 17:

Thence along the lines of Bail (566-2032 O.R.),
S 12° 03' 44" E, 378.24 feet to a 36" Black Oak Tree (dead), passing an iron pin found at +368.24 feet;

Thence along the lines of Pineoak Enterprises LLC (539-2563 O.R.):

N 72° 53' 44" W, 447.05 feet to a 1/2" iron pipe found;

N 20° 32' 00" W, 118.97 feet to a 1/2" iron pin found by a wooden privacy fence;

Thence along the East line of Lawson (351-687 D.R.),

N 20° 02' 46" W, 231.46 feet to a 3/4" iron pin found by a wooden privacy fence;

Thence along the lines of Bail (566-2032 O.R.),

S 79° 05' 28" E, 477.94 feet to the point of beginning and **containing 3.343 acres.**

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar with plastic I.D. Cap stamped Branner Surveying
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed June, 2021 by
Jeb Branner, P.S. 8816



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE


BY: Perennial Williams
DATE: 6/14/21

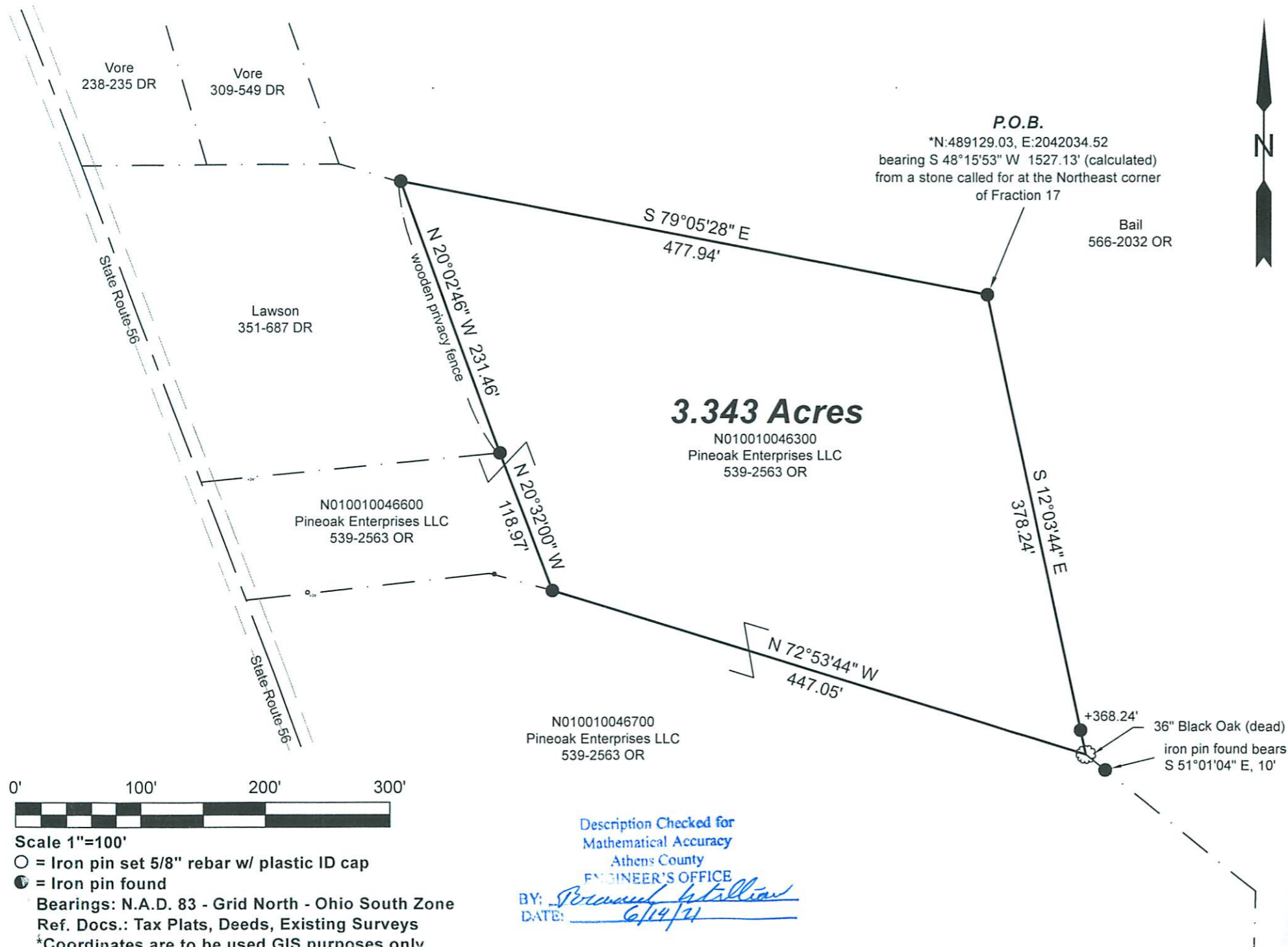
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

JUN 14 2021

Jill Thompson
Athens County Auditor

SURVEY OF AN EXISTING
 3.343 ACRE TRACT
 Situated in Fraction 17,
 Section 22, T.11, R.15,
 Waterloo Twp., Athens Co., OH
 Surveyed June, 2021

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




3.343 Acres

N010010046300
 Pineoak Enterprises LLC
 539-2563 OR

N010010046600
 Pineoak Enterprises LLC
 539-2563 OR

N010010046700
 Pineoak Enterprises LLC
 539-2563 OR

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: 
 DATE: 6/14/21



Scale 1"=100'
 ○ = Iron pin set 5/8" rebar w/ plastic ID cap
 ● = Iron pin 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