

**Description of a 0.800 Acre Tract
Tract A**

to be continuous and contiguous with N010010023700, Sheppard (577-545 O.R.)

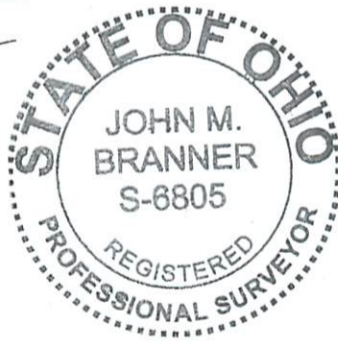
Situated in the Southeast Quarter of Section 26, T.11, R.15, Waterloo Township, Athens County, Ohio and being a part of Parcel N010010023800 as described in Volume 353, Page 663 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at an iron pin set at the Northeast corner of the Southeast Quarter of Section 26, thence N 86° 22' 53" W, 594.00 feet to a point; thence S 00° 57' 53" W, 333.23 feet to a point at the Southeast corner of Parcel N010010023700, Sheppard (577-545 O.R.) and also being the **Point of Beginning** for the tract of land herein described:

Thence along the East line of Sheppard (577-545 O.R.),
N 00° 57' 53" E, 333.23 feet to a point;
Thence along the line of McCort (550-1020 O.R.),
S 86° 22' 53" E, 105.54 feet to an iron pin set;
Thence along new lines created by this survey through the lands of Brooks (353-663 O.R.):
S 00° 57' 53" W, 327.71 feet to an iron pin set;
N 89° 22' 48" W, 105.43 feet to the Point of Beginning and **containing 0.800 acres**, which is to be continuous and contiguous with N010010023700, Sheppard (577-545 O.R.).

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 January, 2021 by:
John M. Branner P.S. 6805

John M. Branner



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Perennial Williams*
DATE: 2/3/21

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

FEB 03 2021

Jill Thompson
Athens County Auditor

0' 100' 200' 300'



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 to be used for GIS purposes only

McCort
Teresa A & Veach, Christina
550-1020 OR



State Route 356

Sheppard
James W
577-545 OR
N010010023700

P.O.B. (both tracts)
*N:478823.13, E:2036341.01
a point at the Southeast corner
of Parcel N010010023700,
Sheppard (577-545 OR)
bearing N 86°22'53" W, 594.00'
and S 00°57'53" W, 333.23'
from an iron pin set at
the Northeast corner
of the Southeast Quarter

**Tract A
0.800
Acres**

to be continuous
and contiguous with
N010010023700,
Sheppard
(577-545 OR)

105.54'
S 86°22'53" E
N 00°57'53" E 333.23'
S 00°57'53" W 327.71'
N 89°22'48" W
105.43'

N 86°22'53" W 594.00' Total
488.46'

Northeast corner
of the Southeast Quarter

+75.00' S 89°22'48" E 421.98'

Tract B 0.800 Acres

to be continuous and contiguous with
N010010023800, Brooks (353-663 OR)

N 02°10'45" W
81.87'

N 89°02'25" W 417.48'

84.25'
W 03°51'50" W
S 00°57'53" W

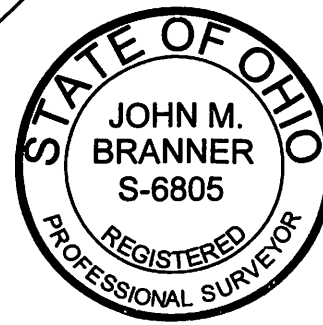
Brooks
George L & Patti M
353-663 OR
N010010023800

Township Road 20
Rock Camp Road

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: John M. Branner
DATE: 2/3/21

Survey of two 0.800 Acre tracts
Situated in the Southeast Quarter
of Section 26, T.11, R.15,
Waterloo Twp., Athens Co., OH
Surveyed January, 2021



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

State Route 356