

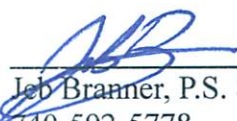
**DESCRIPTION OF A 3.032 ACRE TRACT**  
**combining existing tracts of record**

Situated in Section 31, T.11, R.15, Waterloo Township, Athens County, Ohio and being all of Parcels N010010028700 (Tract One) & N010010028800 (Tract Two) as described in Volume 289, Page 2573 of the Official Records of Athens County, Ohio and being more particularly described as follows:


**Beginning** at an iron pin found that bears N 35° 38' 09" W, 1532.40 feet from a railroad tie taken to be the Southeast corner of Section 31:

Thence along the lines of Athens Fish & Game Inc (172-507 D.R.),  
S 16° 27' 54" W, 245.51 feet to a point in Township Road 255 (Robinette Ridge Road), passing an iron pin set at 219.54 feet;  
Thence along said road:  
N 73° 36' 38" W, 359.26 feet to a point  
N 72° 19' 40" W, 179.95 feet to a point;  
Thence leaving said road and along the lines of Athens Fish & Game Inc (172-507 D.R.),  
N 16° 30' 07" E, 242.00 feet to an iron pin found, passing an iron pin set at 30.91 feet;  
Thence along the South line of Guthrie (429-2275 O.R.),  
S 73° 29' 53" E, 180.09 feet to an iron pipe found;  
Thence along the lines of the lines of Athens Fish & Game Inc (172-507 D.R.),  
S 73° 35' 05" E, 358.93 feet to the Point of Beginning and **containing 3.032 acres total.**

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 an integral part of this description to be included in any future transfers.  
The above description is based on a field survey completed November, 2022 by

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



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 11/17/22

TRANSFER NOT NECESSARY

NOV 17 2022

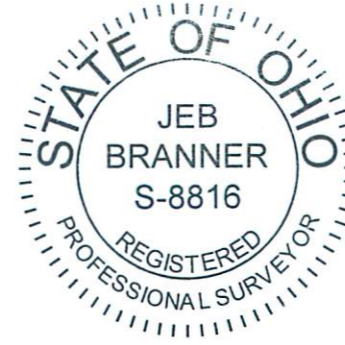
Jill Thompson  
Athens County Auditor




ATHENS FISH & GAME INC  
172-507 DR

GUTHRIE  
429-2275 OR

ATHENS FISH & GAME INC  
172-507 DR



SURVEY OF A 3.032 ACRE TRACT  
Combining Existing Tracts of Record  
Situated in Section 31, T.11, R.15,  
Waterloo Twp., Athens Co., OH  
Surveyed November, 2022

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

N 16°30'07" E  
242.00'  
(deed & survey)

S 73°29'53" E  
180.09'  
(180.00' deed)

iron pipe in concrete

S 73°35'05" E  
358.93'  
(359.21 deed)

SPARKS  
289-2573 OR  
PARCEL TWO  
N010010028800

**3.032 ACRES TOTAL**

P.O.B.

\*N:472560.97, E:2030066.95  
bearing N 35°38'09" W, 1532.40'  
from a railroad tie taken to be the  
Southeast corner of Section 31

TR-255  
ROBINETTE RIDGE RD

○+30.91'

N 72°19'40" W  
179.95'  
(180.00' deed)

●+39.16'  
iron pipe

SPARKS  
289-2573 OR  
PARCEL ONE  
N010010028700

S 16°27'54" W  
245.51'  
(243.67' deed)

ATHENS FISH & GAME INC  
172-507 DR

N 73°36'38" W  
359.26'  
(360.14' deed)

○+219.54'

WEAVER  
260-1846 OR

TR-255  
ROBINETTE RIDGE RD

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 are to be used for GIS purposes only

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 11/17/22