

DESCRIPTION OF A 1.822 ACRE TRACT

Situated in Section 7, T.11, R.15, Waterloo Township, Athens County, Ohio and being a part of Parcel N010010013300 as described in Volume 229, Page 708 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set bearing N 03° 58' 45" E, 1463.11 feet from a stone found at the Southeast corner of Section 7:

Thence along new lines created by this survey:

N 86° 06' 53" W, 206.38 feet to an iron pin set; thence

N 04° 07' 31" E, 196.50 feet to a point in TR-588 (Fox Run Road) (unmaintained), passing an iron pin set at 165.89 feet;

Thence along said unmaintained road the follow three courses:

(1) **N 34° 59' 23" E, 302.16 feet** to a point;

(2) **N 18° 24' 30" E, 68.20 feet** to a point;

(3) **N 14° 29' 45" E, 181.98 feet** to a point at the intersection of said road and a creek;

Thence leaving said road and along the West line of Brooks (372-823 O.R.) and the East line of Section 7,

S 03° 58' 45" W, 700.11 feet to the Point of Beginning, passing an iron pin set at 65.10 feet and **containing 1.822 acres.**


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 January, 2023 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: 2/13/23

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

FEB 13 2023

Jill Thompson
Athens County Auditor

SURVEY OF A 1.822 ACRE TRACT
 Situated in Section 7, T.11, R.15,
 Waterloo Twp., Athens Co., OH
 Survey Completed January, 2023

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



GRANTOR
 MORGAN
 229-708 OR
 N010010013300

BROOKS
 372-823 OR

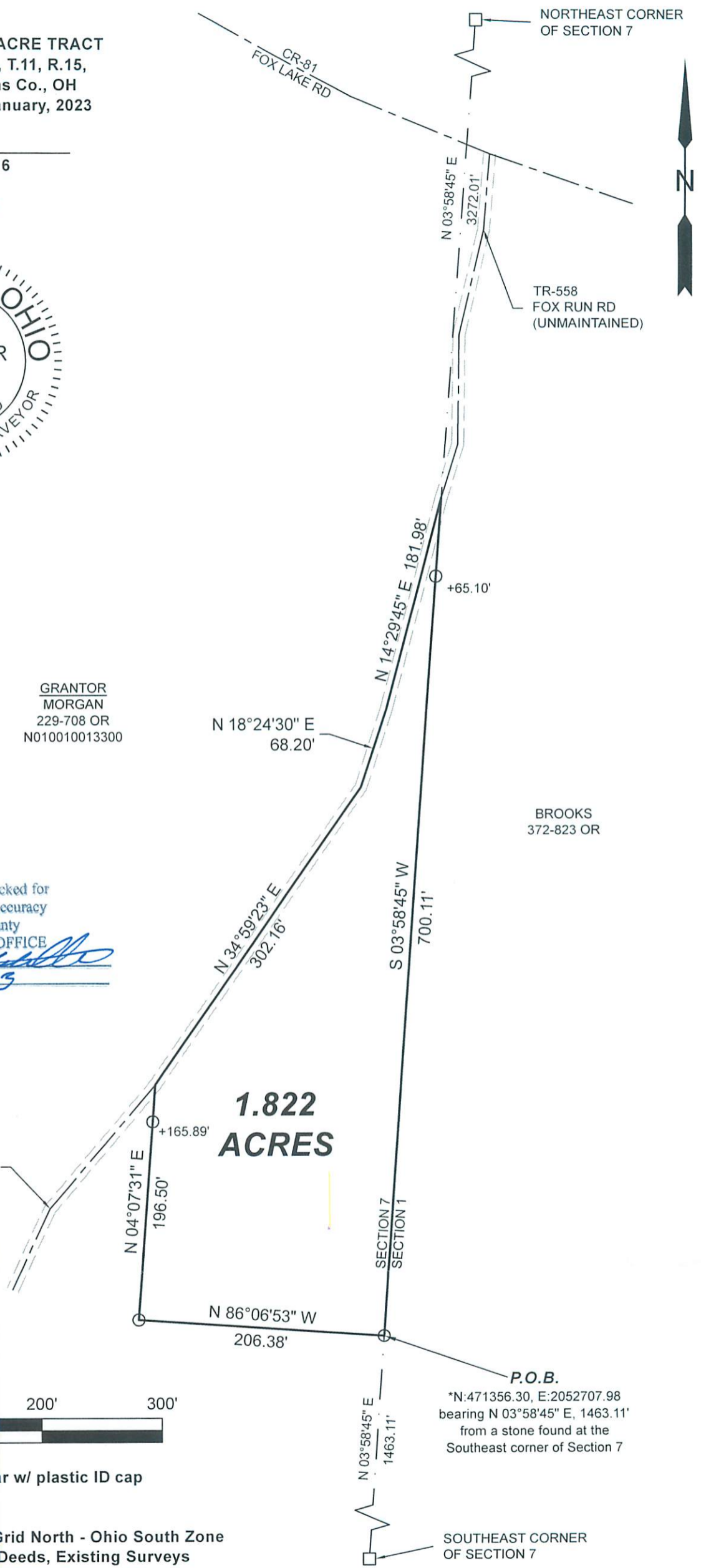
Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: Jeb Branner
 DATE: 2/13/23


**1.822
 ACRES**

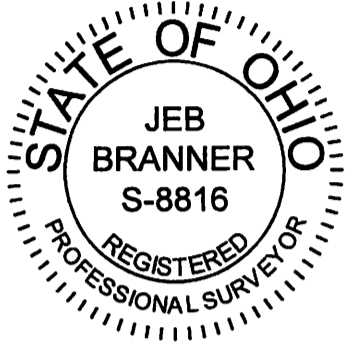


- Scale 1"=100'
- = Iron pin set 5/8" rebar w/ plastic ID cap
 - = Iron pin found
 - = Stone found
- Bearings: N.A.D. 83 - Grid North - Ohio South Zone
 Ref. Docs.: Tax Plats, Deeds, Existing Surveys
 *Coordinates are to be used for GIS purposes only

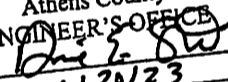


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 Situated in Section 7, T.11, R.15,
 Waterloo Twp., Athens Co., OH
 Survey Completed January, 2023

By: 
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 P.O. Box 274
 The Plains, OH 45780




GRANTOR
 MORGAN
 229-708 OR
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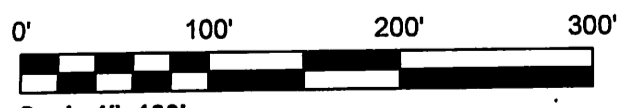
Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: 
 DATE: 1/30/23

BROOKS
 372-823 OR

TR-558
 FOX RUN RD
 (UNMAINTAINED)

**1.822
 ACRES**

APPROVED BY ATHENS
 COUNTY REGIONAL
 PLANNING COMMISSION
 DATE: 2/10/2023




- Scale 1"=100'
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 - = Stone found
- Bearings: N.A.D. 83 - Grid North - Ohio South Zone
 Ref. Docs.: Tax Plats, Deeds, Existing Surveys
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P.O.B.
 *N:471356.30, E:2052707.98
 bearing N 03°58'45" E, 1463.11'
 from a stone found at the
 Southeast corner of Section 7

**SOUTHEAST CORNER
 OF SECTION 7**

