

DESCRIPTION OF A 10.616 ACRE TRACT

Situated in Lease Lots 1 & 3, Section 10, T.8, R.14, Alexander Township, Athens County, Ohio and being a part of Parcels B010010034301 & B010010034401 as described in Volume 378, Page 443 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set near a fence corner and bearing N 66° 33' 21" W, 843.81 feet from a stone found at the Southeast corner of Lease Lot 3, Section 10, Alexander Township:

Thence along the North line of Carter (579-1489 O.R.),
N 86° 23' 59" W, 757.31 feet to a point in County Road 21 (Pleasant Hill Road), passing an iron pin found at 174.82 feet and an iron pin set (replacing an iron pin found bent) at 736.52 feet;
Thence along said road the following seven courses:

- (1) N 12° 29' 59" W, 9.26 feet to a point;
- (2) N 05° 28' 59" W, 103.50 feet to a point;
- (3) N 09° 24' 41" E, 50.13 feet to a point;
- (4) N 20° 34' 21" E, 126.70 feet to a point;
- (5) N 23° 17' 49" E, 294.74 feet to a point;
- (6) N 18° 39' 19" E, 119.87 feet to a point;
- (7) N 09° 44' 09" E, 131.68 feet to a point;

Thence leaving said road and along new lines created by this survey:

S 60° 38' 13" E, 618.70 feet to an iron pin set, passing an iron pin set at 19.18 feet;
S 00° 08' 56" W, 538.39 feet to the Point of Beginning and **containing 10.616 acres total** of which 5.481 acres are contained within Lease Lot 1 (Parcel B010010034301) and 5.135 acres are contained within Lease Lot 3 (Parcel B010010034401).


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 November, 2024 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: 11/19/24




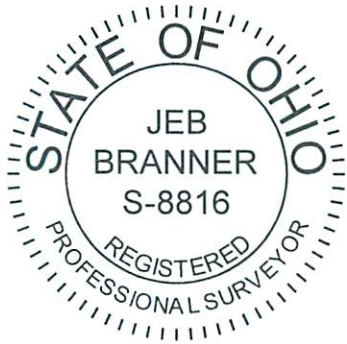
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

NOV 19 2024


Jill Davidson
Athens County Auditor

SURVEY OF A 10.616 ACRE TRACT
 Situated in Lease Lots 1 & 3,
 Section 10, T.8, R.14,
 Alexander Twp., Athens Co., OH
 Surveyed Completed November, 2024

By: 
 Jeb Branner, P.S. 8816
 P.O. Box 274
 The Plains, OH 45780
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Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: 
 DATE: 11/19/24

0' 200' 400' 600'



Scale 1"=200'

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

