

## DESCRIPTION OF A 3.431 ACRE TRACT

Situated in Farm Lots 4 & 5, Section 11, T.8, R.14, Alexander Township, Athens County, Ohio and being a part of Parcels B010010033200 & B010010033300 as described in Volume 305, Page 784 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at a stone found bearing N 47° 05' 04" E, 2639.78 feet from a stone found at the Southwest corner of Farm Lot 5:

Thence along the East line of Dawson (378-947 O.R.),  
N 04° 23' 01" E, 501.01 feet to a point in Township Road 56 (Johnson Hollow Road), passing an iron pin found at 482.66 feet;

Thence along said road the following ten courses:

- (1) S 56° 15' 42" E, 107.16 feet to a point;
- (2) S 50° 06' 56" E, 207.22 feet to a point;
- (3) S 56° 17' 16" E, 64.77 feet to a point;
- (4) S 68° 11' 40" E, 42.07 feet to a point;
- (5) S 55° 20' 52" E, 52.97 feet to a point;
- (6) S 03° 22' 20" E, 66.42 feet to a point;
- (7) S 21° 29' 11" W, 145.90 feet to a point;
- (8) S 00° 19' 35" E, 49.28 feet to a point;
- (9) S 24° 08' 06" E, 40.19 feet to a point;
- (10) S 39° 58' 16" E, 22.72 feet to a point on the East edge of said road;

Thence leaving said road and along new lines created by this survey the following three courses:

- (1) N 60° 06' 25" W, 115.36 feet to an iron pin set, passing an iron pin set at 50.79 feet;
- (2) N 83° 35' 12" W, 64.21 feet to an iron pin set;
- (3) N 86° 21' 42" W, 241.38 feet to the Point of Beginning and **containing 3.431 acres total** of which 3.390 acres are contained within Farm Lot 4 and 0.041 acres are contained within Farm Lot 5.

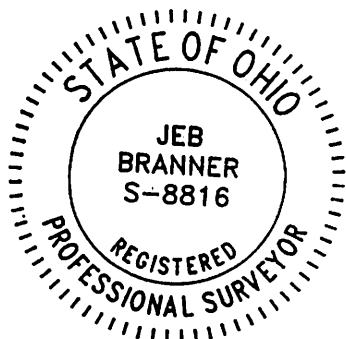
Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch rebar with I.D. Cap stamped "Branner Surveying 8816"

Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed June, 2022 by

Jeb Branner, P.S. 8816

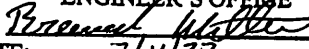


Legal Description Pre-Approval  
APPROVED  
All transfers are subject to  
Athens County Conveyance Standards

JUL 11 2022

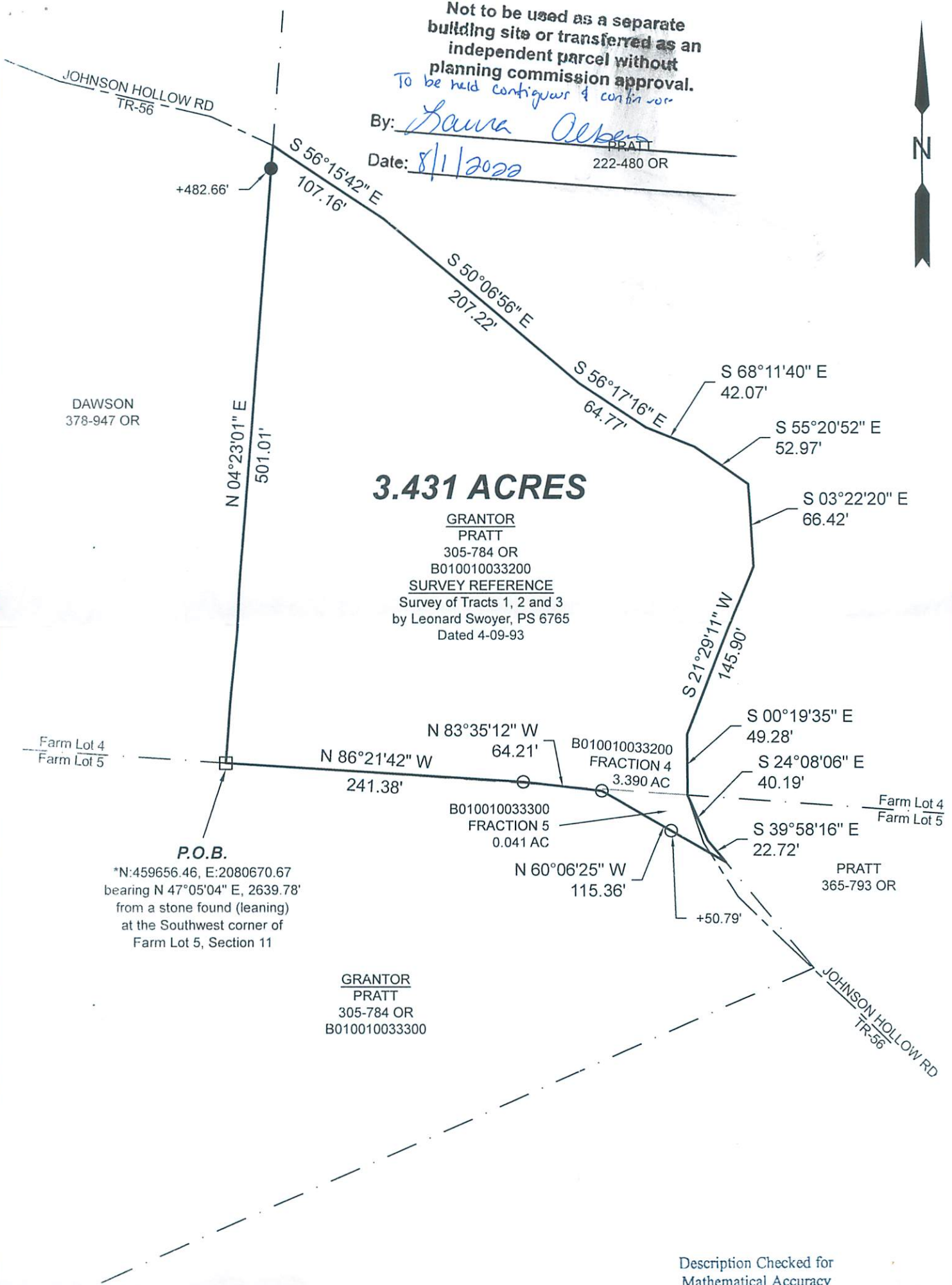
Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 7/11/22

Not to be used as a separate building site or transferred as an independent parcel without planning commission approval.  
To be held contiguous & contiguous

By: Laura Oelken PRATT  
Date: 8/1/2022 222-480 OR



**3.431 ACRES**

GRANTOR  
PRATT  
305-784 OR  
B010010033200  
SURVEY REFERENCE  
Survey of Tracts 1, 2 and 3  
by Leonard Swoyer, PS 6765  
Dated 4-09-93

GRANTOR  
PRATT  
305-784 OR  
B010010033300

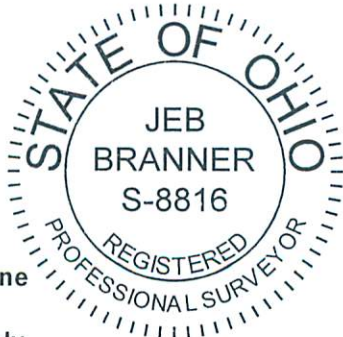
**P.O.B.**  
\*N:459656.46, E:2080670.67  
bearing N 47°05'04" E, 2639.78'  
from a stone found (leaning)  
at the Southwest corner of  
Farm Lot 5, Section 11

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Pratt  
DATE: 7/11/22



- 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



**SURVEY OF A 3.431 ACRE TRACT**  
Situating in Farm Lots 4 & 5,  
Section 11, T.8, R.14,  
Alexander Twp., Athens Co., OH  
Surveyed June, 2022

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