

**DESCRIPTION OF A 6.137 ACRE TRACT
TRACT A**

Situated in Lease Lot 1 (Section 21), T.8, R.14, Alexander Township, Athens County, Ohio and being parts of Parcels B010010066200 & B010010066300 and being all of Parcels B010010066400 & B010010066500, as described in Volume 425, Page 1127 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found bearing S 05°22'38" W, 1719.70 feet from an iron pin set at the Northeast corner of Lease Lot 1 (Section 21):

Thence along the lines of Watson (520-707 O.R.),
S 03° 53' 12" W, 142.12 feet to an iron pin found;
S 76° 27' 02" E, 528.09 feet to a point in Township Road 51 (Sams Road), passing an iron pin found at 519.63 feet;
Thence along said road,
S 47° 39' 06" W, 473.04 feet to a point;
Thence leaving said road and along the lines of Ashcraft (2-752 O.R.),
N 63° 02' 54" W, 494.22 feet to an iron pipe found, passing an iron pipe found at 27.6 feet;
Thence along a new line created by this survey,
N 09° 18' 17" W, 388.62 feet to an iron pin found;
Thence along the South lines of Watson (520-707 O.R.),
S 86° 10' 41" E, 350.00 feet to the Point of Beginning and **containing 6.137 acres total**, of which 0.49 acres are contained within parcel B010010066200, 2.007 acres are contained within parcel B010010066300, 0.74 acres are contained within parcel B010010066400, and 2.90 acres are contained within parcel B010010066500.

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 January, 2022 by
Jeb Branner, P.S. 8816



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Branner Utiltew*
DATE: *7/14/22*



ERVIN
319-585 OR
SURVEY
SWOYER, 1990

JEFFERS
298-621 DR

NIGGEMEYER
435-848 OR
SURVEY
BAYHA, 1977

JONES
164-167 OR

CRAWFORD
467-1846 OR

P.O.B.
(TRACT A)
*N:450639.69, E:2072940.24
bearing S 05°22'38" W, 1719.70'
from the Northeast corner of
Lease Lot 1 (Section 21)

TR-51
SAMS RD

KRAGER
551-412 OR

TRACT B 47.648 Acres

TO BE CONTINUOUS AND CONTIGUOUS WITH
PARCEL B010010067203, ASHCRAFT (347-1745 OR)

TRACT A 6.137 Acres

(leaning)
S 85°37'17" E
1313.88'

N 03°47'09" E
833.33'

N 77°21'52" W
464.13'

ASHCRAFT
347-1745 OR
B010010067203
SURVEY
SWOYER, 2003

N 03°46'07" E
422.83'

N 86°10'35" W
589.62'

ASHCRAFT
381-545 OR
SURVEY
WRIGHT, 1984

B010010066200 (46.325 AC)
B010010066300 (1.323 AC)
B010010066400 (0.74 AC)

B010010066500 (2.90 AC)

B010010066300 (2.007 AC)
B010010066400 (0.74 AC)

B010010066500 (2.90 AC)

ASHCRAFT
2-752 OR
SURVEY
WRIGHT, 1986

N 86°10'41" W
400.00'

WATSON
520-707 OR
SURVEY
BRANNER, 2016

S 86°10'41" E
350.00'

S 03°49'19" W
550.00'

S 03°53'12" W
142.12'

S 76°27'02" E
528.09'

N 63°02'54" W
494.22'

N 03°51'01" E
790.20'

N 03°50'11" W
638.99'

S 85°49'50" E
428.39' (bent)

S 03°26'44" W
530.08'

S 03°50'11" W
638.99'

S 03°50'11" W
638.99'

S 03°50'11" W
638.99'

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Description Checked for
Mathematical Accuracy

Athens County
ENGINEER'S OFFICE

BY: *Jeb Branner*
DATE: 2/14/22



Scale 1"=300'

○ = Iron pin set 5/8" rebar w/ plastic ID cap

● = Iron pin/pipe 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 GIS purposes only

**Vol 7-8, Page 197 Engineer's Records & Swoyer, 1984 Survey



SURVEY OF TWO TRACTS
Situated in Lease Lot 1 (Section 21),
T.8, R.14, Alexander Twp.,
Athens Co., OH
Surveyed January, 2022

By: *Jeb Branner*
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