

## DESCRIPTION OF A 21.147 ACRE TRACT

Situated in Lease Lot 2, Section 4, T.8, R.14, Alexander Township, Athens County, Ohio and being a part of Parcel B010010009800 as described in Volume 620, Page 1200 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at an iron pin set bearing S 03° 20' 46" W, 1410.62 feet from a stone found at the Northwest Corner of Lease Lot 2:

Thence along the West line of Martin (214-650 O.R.),  
N 03° 20' 46" E, 572.42 feet to an iron pin set;  
Thence along the South lines of Cunningham (314-1367 O.R.):  
S 89° 09' 14" E, 445.50 feet to an iron pin set;  
N 62° 35' 46" E, 1132.10 feet to a point in Township Road 65 (Bates Road), passing an iron pin set at 1106.58 feet;  
Thence along said road,  
S 18° 32' 58" E, 102.03 feet to a point;  
Thence leaving said road and along the West line of Peterson (584-1334 O.R.),  
S 02° 45' 27" W, 339.99 feet to an iron pin set, passing an iron pin set at 51.65 feet;  
Thence along the West line of Troth (624-2607 O.R.),  
S 04° 07' 14" W, 408.29 feet to an iron pin set;  
Thence along a new line created by this survey,  
S 80° 38' 31" W, 1490.53 feet to the Point of Beginning and **containing 21.147 acres.**

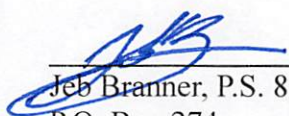
Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"

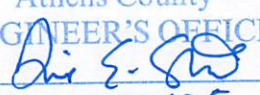
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

**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 October, 2025 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: 10/29/25

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

OCT 29 2025

Jill Davidson  
Athens County Auditor

## DESCRIPTION OF A 22.581 ACRE TRACT

Situated in Lease Lot 2, Section 4, T.8, R.14, Alexander Township, Athens County, Ohio and being a part of Parcel B010010009800 as described in Volume 620, Page 1200 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at an iron pin set bearing S 03° 20' 46" W, 1410.62 feet from a stone found at the Northwest Corner of Lease Lot 2:

Thence along a new line created by this survey,

**N 80° 38' 31" E, 1490.53 feet** to an iron pin set;

Thence along the West lines of Troth(624-2607 O.R.) and Rushing (620-1376 O.R.),

**S 04° 07' 14" W, 1572.88 feet** to a point in County Road 16 (Pleasanton Road), passing an iron pin set at 1546.61 feet;

Thence along said road the following six courses:

(1) **N 80° 04' 58" W, 99.85 feet** to a point;

(2) **N 76° 00' 51" W, 137.11 feet** to a point;

(3) **N 72° 28' 21" W, 55.96 feet** to a point;

(4) **N 61° 27' 29" W, 55.73 feet** to a point;

(5) **N 55° 13' 10" W, 301.93 feet** to a point;

(6) **N 57° 29' 48" W, 37.44 feet** to a point;

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

(1) **N 62° 11' 13" E, 468.71 feet** to an iron pin set, passing an iron pin set at 35.71 feet;

(2) **N 03° 29' 58" E, 465.87 feet** to an iron pin set, passing an iron pin set at 292.78 feet;

(3) **N 84° 31' 10" W, 702.66 feet** to an iron pin set;

(4) **S 05° 26' 29" W, 100.24 feet** to an iron pin set;

Thence along the North line of Foreman (500-1678 O.R.),

**N 80° 32' 28" W, 503.20 feet** to a stone found;

Thence along the East lines of Patton (274-404 D.R.) and Martin (214-650 O.R.),

**N 03° 20' 46" E, 307.09 feet** to the Point of Beginning and **containing 22.581 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 October, 2025 by

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



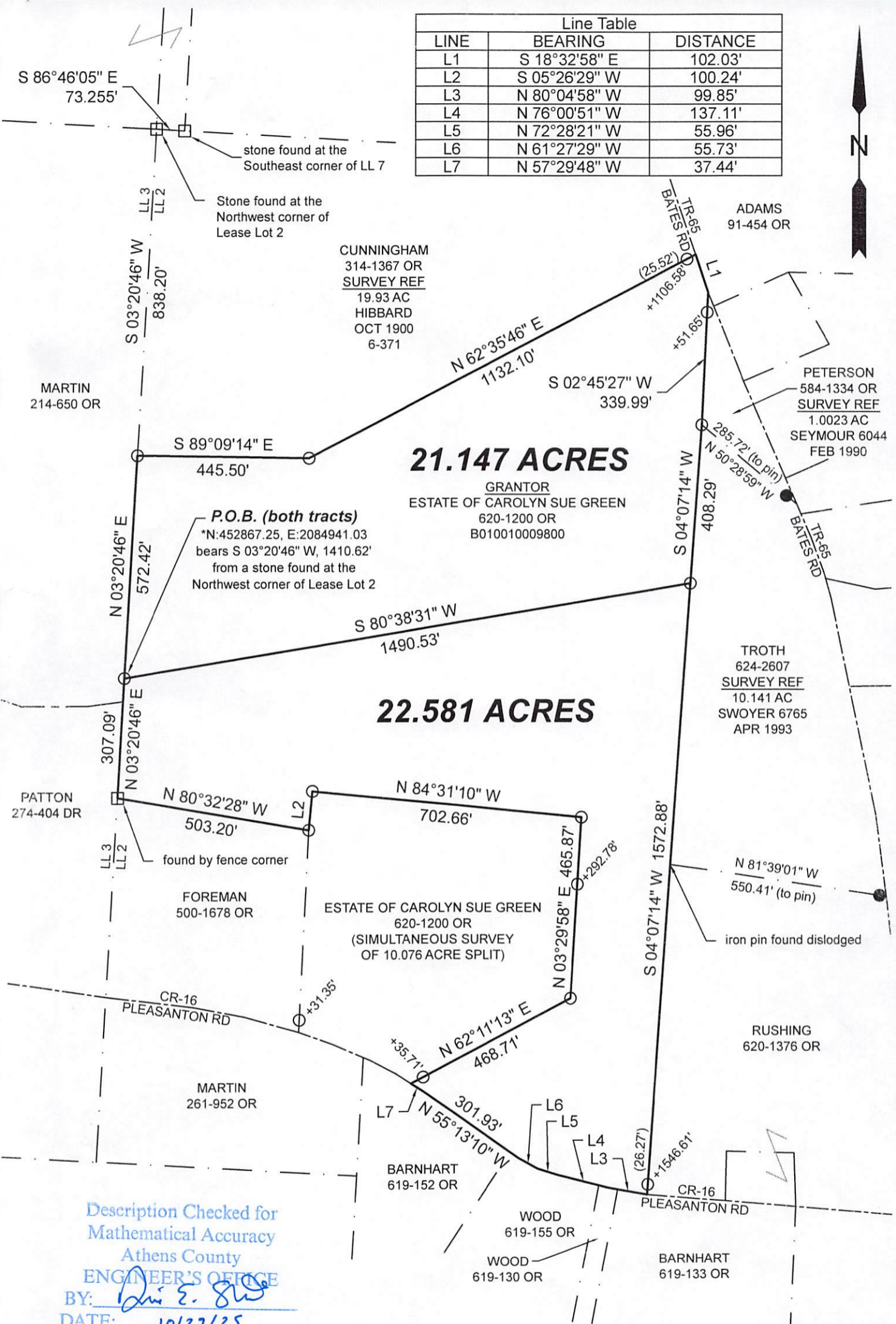
Description Checked for  
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ENGINEER'S OFFICE  
BY:   
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Athens County Auditor

Line Table		
LINE	BEARING	DISTANCE
L1	S 18°32'58" E	102.03'
L2	S 05°26'29" W	100.24'
L3	N 80°04'58" W	99.85'
L4	N 76°00'51" W	137.11'
L5	N 72°28'21" W	55.96'
L6	N 61°27'29" W	55.73'
L7	N 57°29'48" W	37.44'



**P.O.B. (both tracts)**  
 \*N:452867.25, E:2084941.03  
 bears S 03°20'46" W, 1410.62'  
 from a stone found at the  
 Northwest corner of Lease Lot 2

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Dwight E. Branner*  
 DATE: *10/27/25*



Scale 1"=300'  
 ○ = 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



**SURVEY OF TWO TRACTS**  
 Situated in Lease Lot 2, Section 4,  
 T.8, R.14, Alexander Twp.,  
 Athens Co., OH  
 Survey Completed October, 2025  
 By: *Jeb Branner*  
 Jeb Branner, P.S. 8816  
 P.O. Box 274  
 The Plains, OH 45780  
 740-592-5778