

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"

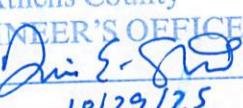
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

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



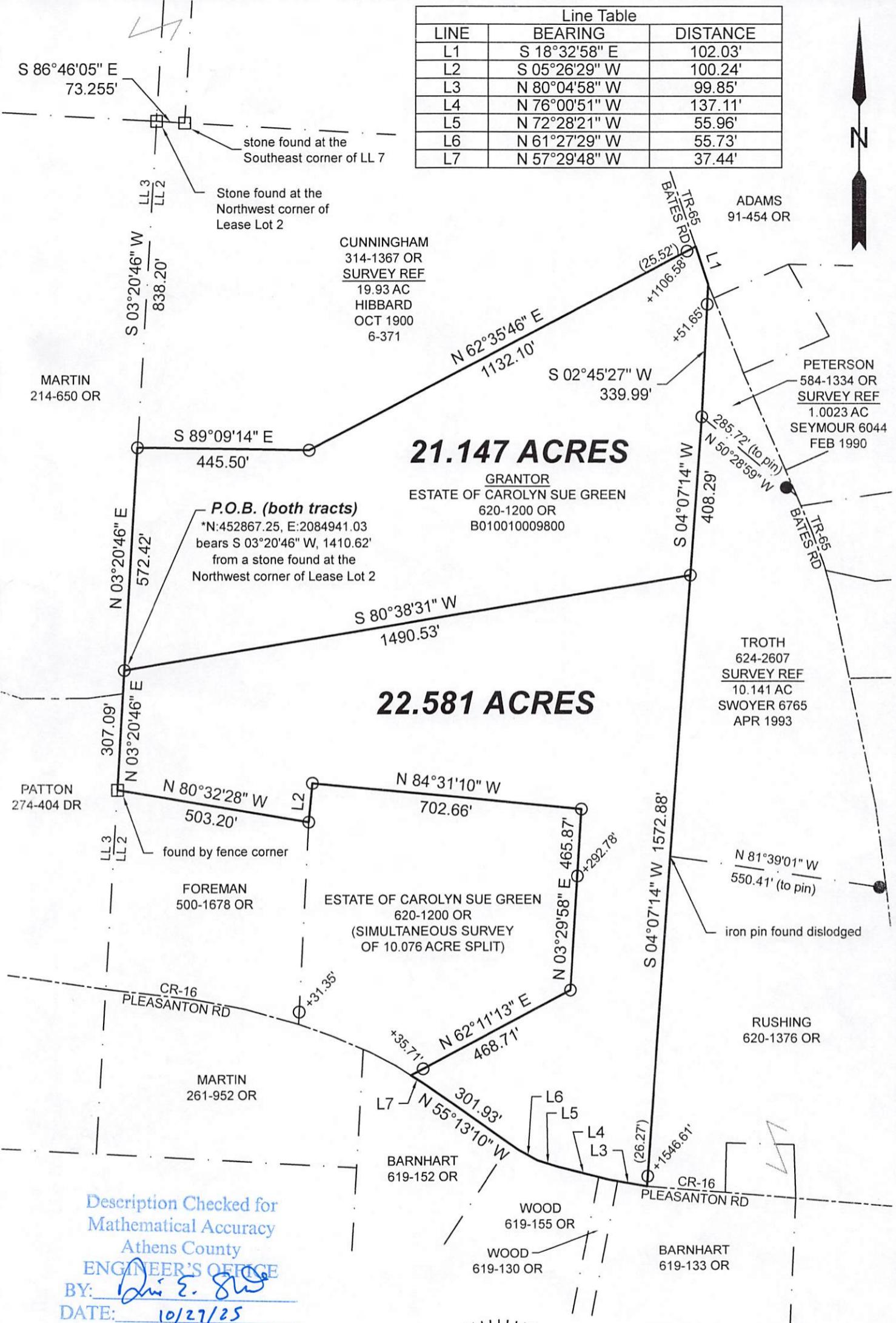
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 10/29/25

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

OCT 29 2025

Jill Davidson
Athens County Auditor

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'



0' 300' 600' 900'

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*, P.S. 8816
P.O. Box 274
The Plains, OH 45780
740-592-5778