

Description Checked for
Mathematical Accuracy
Athens County

BY: John M. Branner
DATE: 10/14/15

DESCRIPTION OF A 40.39 ACRE TRACT

Situated in Section 24, T.6, R.13, Ames Township, Athens County, Ohio and being all of the First Tract as described in Vol. 455, Pg. 2591 of the Official Records of Athens County and being more particularly described as follows:

Beginning at an iron pin found in Township Road 350 (Wolfe Road) that bears South 53 degrees 29 minutes and 23 seconds West, 4300 feet more or less from the Northeast corner of Section 24; Thence along a fenceline and lines of Schantz (455-2591 OR), S 39° 05' 04" W 1584.13 feet, to an iron pin set by Walnut Stump;

Thence along a fence line S 15° 30' 00" E, 75.24 feet to a point;

Thence continuing along fence line S 20° 46' 17" E, 262.46 feet to the center of County Road 94 (Kuhns Road);

Thence along said road the following courses:

N 64° 07' 11" E, 74.32 feet;

N 67° 31' 00" E, 127.32 feet,

N 66° 13' 55" E, 159.92 feet,

N 68° 28' 43" E, 407.19 feet,

N 75° 54' 53" E, 92.41 feet,

N 83° 02' 18" E, 504.02 feet,

N 80° 07' 11" E, 194.15 feet,

N 77° 00' 19" E, 314.20 feet,

N 82° 32' 46" E, 475.71 feet,

Thence leaving said road and along fenceline and along the lines of Schantz (455-2591 OR);

N 3° 34' 32" E, 275.76 feet, to the center of Township Road 350 (Wolfe Road) and passing iron pins set at 28.11' and 249.22';

thence along said road the following three courses:

N 72° 50' 04" W, 72.44 feet,

N 64° 43' 25" W, 494.16 feet,

N 62° 55' 15" W, 250.99 feet, to an iron pin found;

N 60° 55' 59" W, 655.97 feet to a point,

N 54° 20' 11" W, 107.66 feet to the point of beginning and containing an area of 40.39 acres more or less.

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped "Branner P.S. 6805"

Bearing : Grid North - N.A.D. 83

The above description is based on a field survey completed October 2015 by

John M. Branner P.S. 6805



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

OCT 14 2015

Jill Thompson
Athens County Auditor





Survey of a 40.39 Acre Tract
 In Section 24, T.6, R.13, Ames
 Township, Athens County, Ohio.
 Survey October 2015

bears S-53-29-23 W.
 4300+/- from
 N.E. cor. of
 Sec. 24

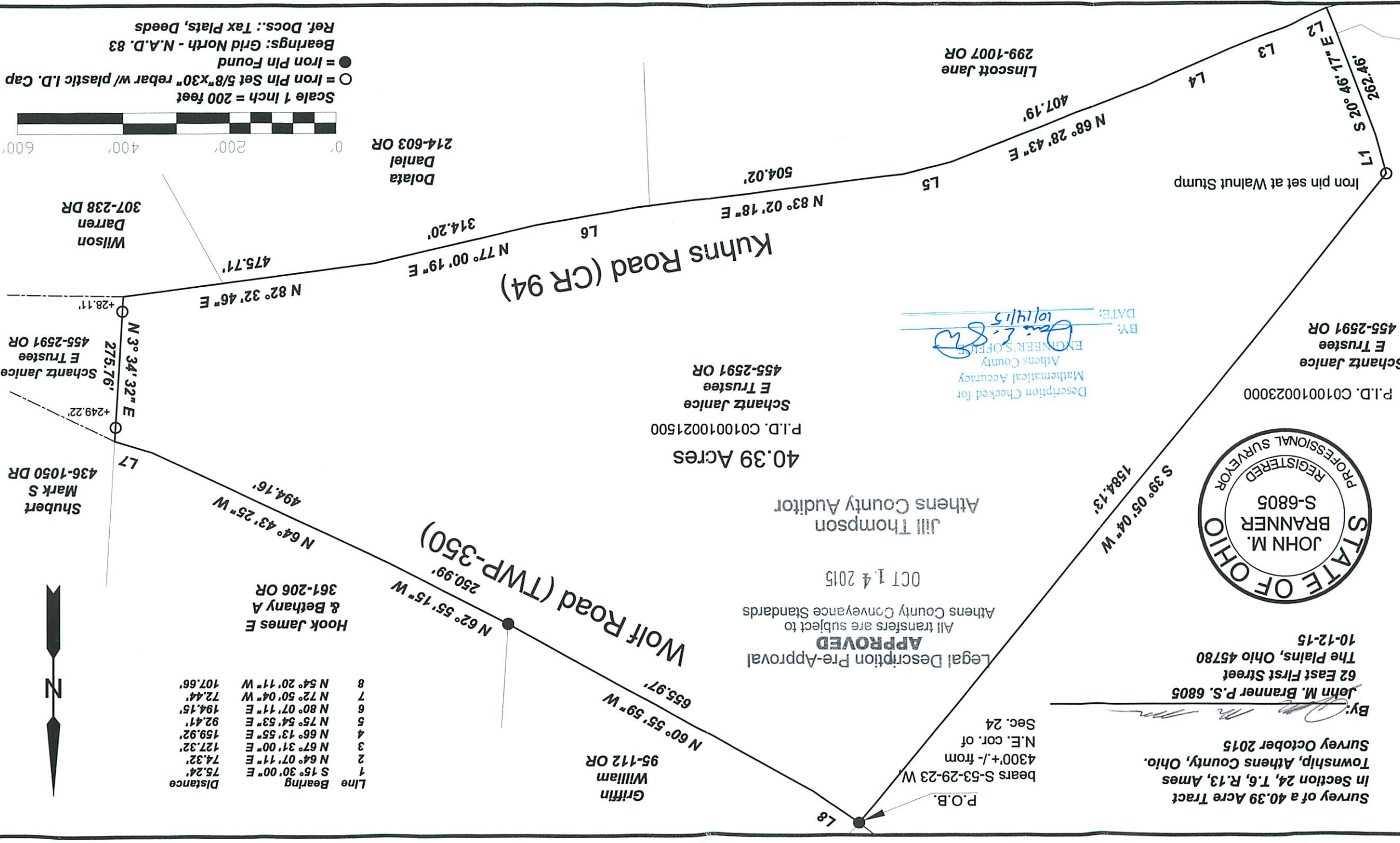
APPROVED
 Legal Description Pre-Approval
 Athens County Conveyance Standards
 OCT 14 2015
 Jill Thompson
 Athens County Auditor

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 DATE: 10/14/15

40.39 Acres
 P.I.D. C010010021500
 Schantz Janice
 E Trustee
 455-2591 OR

P.I.D. C010010023000

Schantz Janice
 E Trustee
 455-2591 OR



Scale 1 inch = 200 feet
 ○ = Iron Pin Set 5/8"x30" rebar w/ plastic I.D. Cap
 ● = Iron Pin Found
 Bearings: Grid North - N.A.D. 83
 Ref. Docs.: Tax Plats, Deeds

Line	Bearing	Distance
1	S 15° 30' 00" E	75.24'
2	N 64° 07' 11" E	74.32'
3	N 67° 31' 00" E	127.32'
4	N 66° 13' 55" E	159.92'
5	N 75° 54' 53" E	92.41'
6	N 80° 07' 11" E	194.15'
7	N 72° 50' 04" W	72.44'
8	N 54° 20' 11" W	107.66'