

## DESCRIPTION OF A 39.397 ACRE TRACT Tract A

Situated in Section 24, T.6, R.13, Ames Township, Athens County, Ohio and being a part of Parcel C010010022300 as described in Volume 624, Page 2052 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at a point in the center of a vacated section of Township Road 350 (Wolfe Road), and bearing S 08° 30' 01" E, 2713.49 feet from an iron pin found at the Northwest corner of Section 24:

Thence along said road,

**N 73° 18' 59" W, 592.70 feet** to a point;

Thence leaving said road and along the East line of Mehr (228-289 O.R.),

**N 03° 47' 47" E, 1843.63 feet** to a point in County Road 99 (Robinson Road), passing iron pins set at 16.24 feet and 1820.79 feet;

Thence along said road the following four courses:

(1) **S 63° 49' 36" E, 332.42 feet** to a point;

(2) **S 65° 22' 58" E, 273.25 feet** to a point;

(3) **S 72° 46' 47" E, 142.93 feet** to a point;

(4) **S 87° 50' 24" E, 249.01 feet** to a point;

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

(1) **S 20° 40' 00" E, 350.22 feet** to an iron pin set, passing an iron pin set at 28.63 feet;

(2) **S 51° 55' 20" E, 142.51 feet** to an iron pin set;

(3) **S 23° 47' 58" E, 79.67 feet** to an iron pin set;

(4) **S 33° 16' 09" W, 1423.16 feet** to the Point of Beginning, passing an iron pin set at 1404.99 feet and **containing 39.397 acres**, more or less.

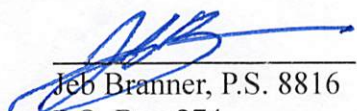
Subject to all easements and rights of way of record.

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 January, 2026 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: Reverend [Signature]  
DATE: 2/24/26

## DESCRIPTION OF A 14.304 ACRE TRACT Tract B

Situated in Section 24, T.6, R.13, Ames Township, Athens County, Ohio and being a part of Parcel C010010022300 as described in Volume 624, Page 2052 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at a point in the center of a vacated section of Township Road 350 (Wolfe Road), and bearing S 27° 05' 30" E, 2899.99 feet from an iron pin found at the Northwest corner of Section 24:

Thence along said vacated road the following three courses:

- (1) N 89° 51' 47" W, 78.29 feet to a point;
- (2) S 79° 13' 57" W, 539.89 feet to a point;
- (3) S 89° 46' 44" W, 310.94 feet to a point;

Thence along new lines created by this survey the following five courses:

- (1) N 33° 16' 09" E, 1423.16 feet to an iron pin set, passing an iron pin set at 18.17 feet;
- (2) N 53° 53' 46" W, 32.62 feet to an iron pin set;
- (3) N 23° 47' 58" W, 79.67 feet to an iron pin set;
- (4) N 51° 55' 20" W, 142.51 feet to an iron pin set;
- (5) N 20° 40' 00" W, 350.22 feet to a point in County Road 99 (Robinson Road), passing an iron pin set at 321.59 feet;

Thence along said road,

S 84° 16' 50" E, 55.81 feet to a point;

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

- (1) S 20° 40' 00" E, 311.43 feet to an iron pin set, passing an iron pin set at 25.17 feet;
- (2) S 51° 55' 19" E, 141.04 feet to an iron pin set;
- (3) S 31° 44' 44" E, 141.59 feet to an iron pin set;
- (4) S 24° 57' 44" W, 59.30 feet to an iron pin set;
- (5) S 61° 49' 57" E, 135.70 feet to an iron pin set;
- (6) S 00° 43' 45" W, 973.63 feet to the Point of Beginning, passing an iron pin set at 960.89 feet and containing 14.304 acres, more or less.

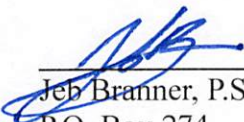
Subject to all easements and rights of way of record.

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

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ENGINEER'S OFFICE  
BY:   
DATE: 2/24/26

## DESCRIPTION OF A 38.064 ACRE TRACT Tract C

Situated in Section 24, T.6, R.13, Ames Township, Athens County, Ohio and being a part of Parcel C010010022300 as described in Volume 624, Page 2052 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at a point in the center of a vacated section of Township Road 350 (Wolfe Road), and bearing S 27° 05' 30" E, 2899.99 feet from an iron pin found at the Northwest corner of Section 24:

Thence along new lines created by this survey the following six courses:

- (1) N 00° 43' 45" E, 973.63 feet to an iron pin set, passing an iron pin set at 12.74 feet;
- (2) N 61° 49' 57" W, 135.70 feet to an iron pin set;
- (3) N 24° 57' 44" E, 59.30 feet to an iron pin set;
- (4) N 31° 44' 44" W, 141.59 feet to an iron pin set;
- (5) N 51° 55' 19" W, 141.04 feet to an iron pin set;
- (6) N 20° 40' 00" W, 311.43 feet to a point in County Road 99 (Robinson Road), passing an iron pin set at 286.26 feet;

Thence along said road the following seven courses:

- (1) S 84° 12' 15" E, 427.18 feet to a point;
- (2) S 80° 04' 29" E, 166.27 feet to a point;
- (3) S 72° 12' 22" E, 145.72 feet to a point;
- (4) S 63° 33' 44" E, 331.95 feet to a point;
- (5) S 58° 21' 08" E, 172.19 feet to a point;
- (6) S 51° 13' 33" E, 144.27 feet to a point;
- (7) S 44° 55' 03" E, 352.22 feet to a point

Thence leaving said road and along the West line of Lowery (476-1710 O.R.),

S 03° 20' 55" W, 454.13 feet to a stone found, passing an iron pin set set at 23.22 feet;

Thence along the West line of Yoder (614-184 O.R.) and Griffin (491-1934 O.R.),

S 33° 54' 44" W, 875.85 feet to an iron pin found, passing an iron pin found at 427.57 feet;

Thence along the vacated section of Township Road 350 (Wolfe Road) the following three courses:

- (1) N 54° 43' 40" W, 234.17 feet to a point;
- (2) N 68° 10' 54" W, 400.60 feet to a point;
- (3) N 89° 51' 47" W, 76.60 feet to the Point of Beginning and **containing 38.064 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.**

**\*\*See note on plat**

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