


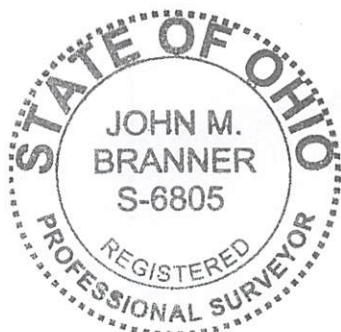
DESCRIPTION OF A 111.00 ACRES (Existing Tracts of Record)

Situated in Section 34 and Fraction 24 (Sections 27 & 28), T.6, R.13 Ames Township and being all the Tract One and Tract Two as described in Volume 387, Page 1937 Official Records of Athens County and being more particularly described as follows:

Beginning at a stone found at the south-west corner of Fraction 24,
Thence, along the east-lines of Weed (464-516 O.R.), Pitts (171-816 O.R.),
Stretton (455-1467 O.R.), and Peacock (505-1261 O.R.):
N 3° 46' 37" E, 1211.07 feet to an iron pin set;
Thence, along the line of Peacock (505-1261 O.R.):
N 83° 17' 57" W, 205.74 feet to a Black Walnut corner tree;
N 6° 35' 53" E, 319.03 feet to a point in Stella Road, passing an iron pin set at 299.03 feet;
Thence, along said road:
S 84° 03' 19" E, 27.84 feet;
N 58° 42' 13" E, 105.93 feet;
N 50° 51' 44" E, 102.76 feet;
Thence, leaving said road and along the line of Peacock (458-1983 O.R.) :
N 3° 46' 37" E, 519.79 feet to an iron pin set, passing an iron pin set at 15.00 feet;
Thence, along the line of Susan B. Anthony et. al. Trust (191-604 O.R.):
S 86° 06' 48" E, 2168.10 feet to an iron pin set;
Thence, along the lines of Kasler (137-735 O.R.) and Thorndike (322-851 D.R.):
S 3° 46' 43" W, 2202.36 feet to an iron pin set;
Thence, along the lines of Thorndike (322-851 O.R. and 12-323 O.R.):
N 85° 46' 52" W, 2168.10 feet to the point of beginning and containing **111.00 acres** of which 1.70 acres are in Section 34 (PID# C010010042600) and 109.30 acres are in Fraction 24 (PID# C010010047401).

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 Surveying P.S. 6805
Bearing: Grid North- N.A.D. 83 Ohio South Zone
The above description is based on a field survey completed January 2022

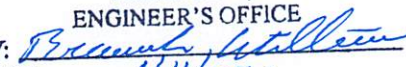

John M. Branner P.S. 6805
12500 N. Peach Ridge Rd.
Athens, Oh. 45701
740-541-0350



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

JAN 11 2022

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 1/11/22

| Line | Bearing | Distance |
|------|-----------------|----------|
| 1 | N 83° 17' 57" W | 205.74' |
| 2 | N 6° 35' 53" E | 319.03' |
| 3 | S 84° 03' 19" E | 27.84' |
| 4 | N 58° 42' 13" E | 105.93' |
| 5 | N 50° 51' 44" E | 102.76' |

**Survey of a 111.00 Acre Tract
Situated in Section 34 & Fr.24
T6., R13 Ames Township.,
Athens Co., Ohio
Surveyed Jan. 2022**

By: *John M. Branner*
John M. Branner P.S. 6805
P.O. Box 274
The Plains, Ohio 45780
740-541-0350



0' 400' 800' 1200'



Scale 1 inch = 400 feet

□ = Stone Fd.

○ = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap

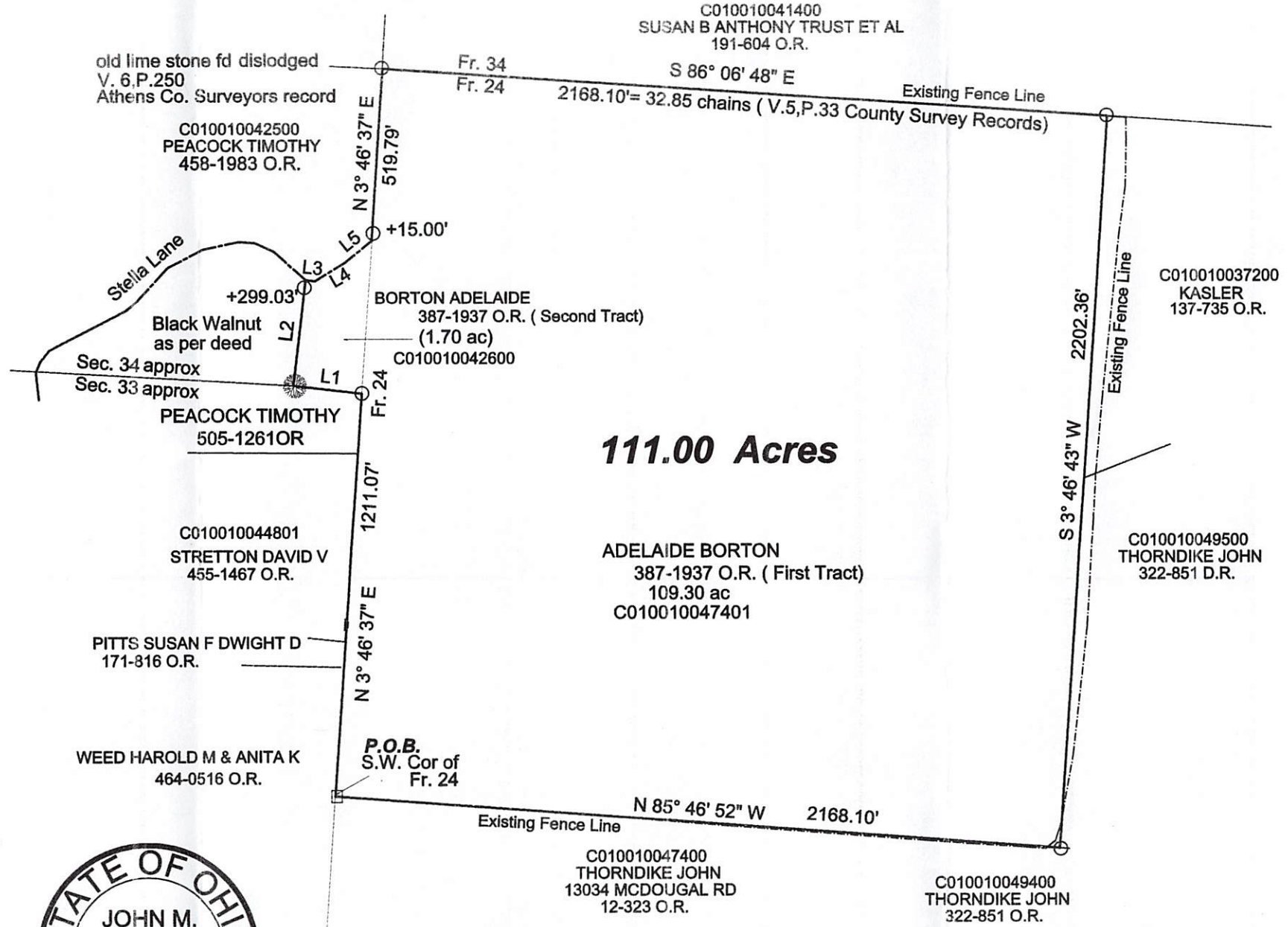
● = iron pin found

Bearings: N.A.D. 83 Grid North - Ohio South Zone

Ref. Docs.: Tax Plat, Deeds, Surveys

County Surveyors Plat Books:

V.5, P. 33 V.6, P. 250



111.00 Acres

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Thomas Williams*
DATE: 1/11/22