

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Branner Williams*
DATE: 12/3/20

Description of an Existing 24.466 Acre Tract

Situated in Section 32, T.6, R.13, Ames Township, Athens County, Ohio and being all of Parcel C010010071500, Tract 2 as described in Volume 560, Page 1398 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found bearing S 55°52'18" W, 2464.39 feet (calculated) from the Northeast corner of Section 32:

Thence along the West line of Bubp (522-1041 O.R.),

S 05° 32' 22" W, 624.84 feet to an iron pin found;

Thence along the South line of Capstone Property Holdings LTD (509-192 O.R.),

S 86° 47' 02" E, 280.34 feet to an iron pin found;

Thence along the West line of Mills (177-878 O.R.),

S 03° 30' 11" W, 473.77 feet to an iron pin set;

S 03° 44' 11" W, 204.11 feet to a point in County Road 34 (Dutch Creek Road), passing an iron pin found at 189.31 feet;

Thence along said road the following seven (7) courses:

(1) **S 73° 39' 12" W, 116.11 feet** to a point;

(2) **S 84° 50' 10" W, 199.42 feet** to a point;

(3) **N 83° 18' 08" W, 80.55 feet** to a point;

(4) **N 79° 13' 30" W, 341.49 feet** to a point;

(5) **N 70° 55' 39" W, 201.41 feet** to a point;

(6) **N 65° 48' 27" W, 87.18 feet** to a point;

(7) **N 61° 20' 11" W, 62.09 feet** to a point;

Thence leaving said road and along the East lines of Roach (503-219 O.R.) the following three (3) courses:

(1) **N 11° 26' 29" E, 610.20 feet** to an iron pin found, passing an iron pin found at 101.84 feet;

(2) **N 34° 31' 08" E, 544.60 feet** to an iron pin found;

(3) **N 73° 32' 06" W, 240.66 feet** to an iron pin found;

Thence along the South line of Temple (379-539 O.R.),

N 63° 18' 30" E, 139.99 feet to an iron pin found;

Thence along the South line of Wertz (360-1821 O.R.),

S 80° 25' 15" E, 213.41 feet to an iron pin found;

Thence along the South line of Rounthwaite (496-2163 O.R.):

N 68° 48' 58" E, 128.68 feet to an iron pin found;

S 82° 31' 56" E, 220.03 feet to the point of beginning and **containing 24.466 acres**

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 – Ohio South Zone

The above description is based on a field survey completed November, 2020 by

Jeb Branner, S.I., under the supervision of:

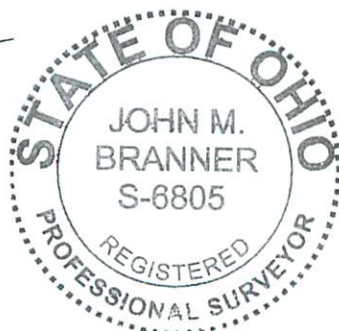
John M. Branner P.S. 6805

John M. Branner

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

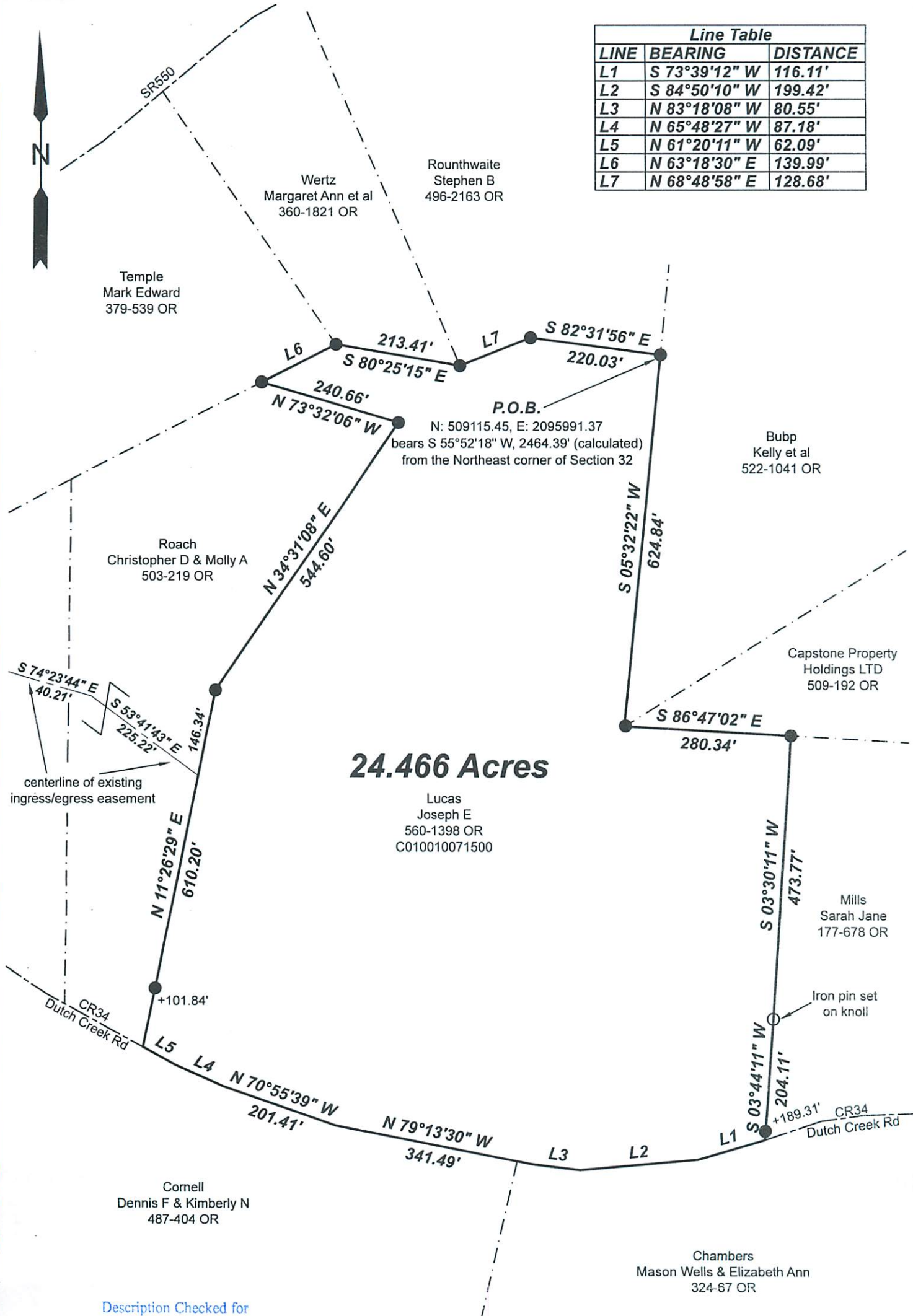
DEC 03 2020

Jill Thompson
Athens County Auditor





Line Table		
LINE	BEARING	DISTANCE
L1	S 73°39'12" W	116.11'
L2	S 84°50'10" W	199.42'
L3	N 83°18'08" W	80.55'
L4	N 65°48'27" W	87.18'
L5	N 61°20'11" W	62.09'
L6	N 63°18'30" E	139.99'
L7	N 68°48'58" E	128.68'



24.466 Acres

Lucas
Joseph E
560-1398 OR
C010010071500

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Brandon Williams*
DATE: 12/3/20



Scale 1"=200'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found

Bearings: N.A.D. Grid North

Ref. Docs.: Tax Plats, Deeds, Existing Surveys



Survey of a 24.466 Acre tract
Situating in Section 32, T.6, R.13,
Ames Twp., Athens Co., OH
Surveyed November, 2020
by Jeb Branner, S.I.,
under the supervision of:

By: *John M. Branner*
John M. Branner, P.S. 6805
P.O. Box 274
The Plains, OH 45780