

DESCRIPTION OF A 28.13 ACRE TRACT

Situated in Section 32 of T.6, R.13, Ames Township, Athens County ,Ohio and being more particularly described as follows:

Commencing at an iron pin found at Grantor's North-west corner, said pin bears South 21 degrees 38 minutes 05 seconds East, 4731.83 feet from the North-west corner of Section 33. Thence, South 04 degrees 27 minutes 27 seconds West, 993.71 feet to an iron pin set, said pin being the point of beginning for the tract of land herein described:

Thence, along a new line created by this survey:

S 82° 41' 00" E, 1041.82 feet to an iron pin set;

S 10° 23' 18" E, 775.23 feet to a point in State Route 550, passing an iron pin set at 729.37 feet;

Thence, along said road:

S 79° 42' 28" W, 212.22 feet;

S 70° 33' 20" W, 158.11 feet;

Thence, leaving said road and along the lines of Jordan (340-661 D.R.)

N 19° 44' 10" W, 234.74 feet to an iron pin found;

N 58° 32' 35" W, 97.20 feet to an iron pin found;

S 59° 14' 44" W, 210.55 feet to an iron pin found;

S 33° 03' 11" E, 339.77 feet to a point in State Route 550;

Thence, along said road:

S 51° 38' 52" W, 186.24 feet;

Curve to the right: 261.24 feet. Radius= 373.55 feet;

Chord 255.95';Chord Bearing: S 72° 06' 59" W

N 87° 24' 35" W, 122.48 feet;

S 88° 22' 58" W, 118.97 feet;

S 86° 29' 07" W, 152.85 feet;

Thence, leaving State Route 550 and along the line of Gabriel (510-1369 O.R.)

N 3° 30' 15" E, 1313.13 feet to an iron pin found, passing an iron pin found at 59.34 feet;

Thence, along the lines of Valentour (551-2040 O.R.), (17-515 O.R.)

S 86° 29' 45" E, 45.87 feet to the point of beginning and containing 28.13 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 2021 by

John M. Branner P.S. 6805



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

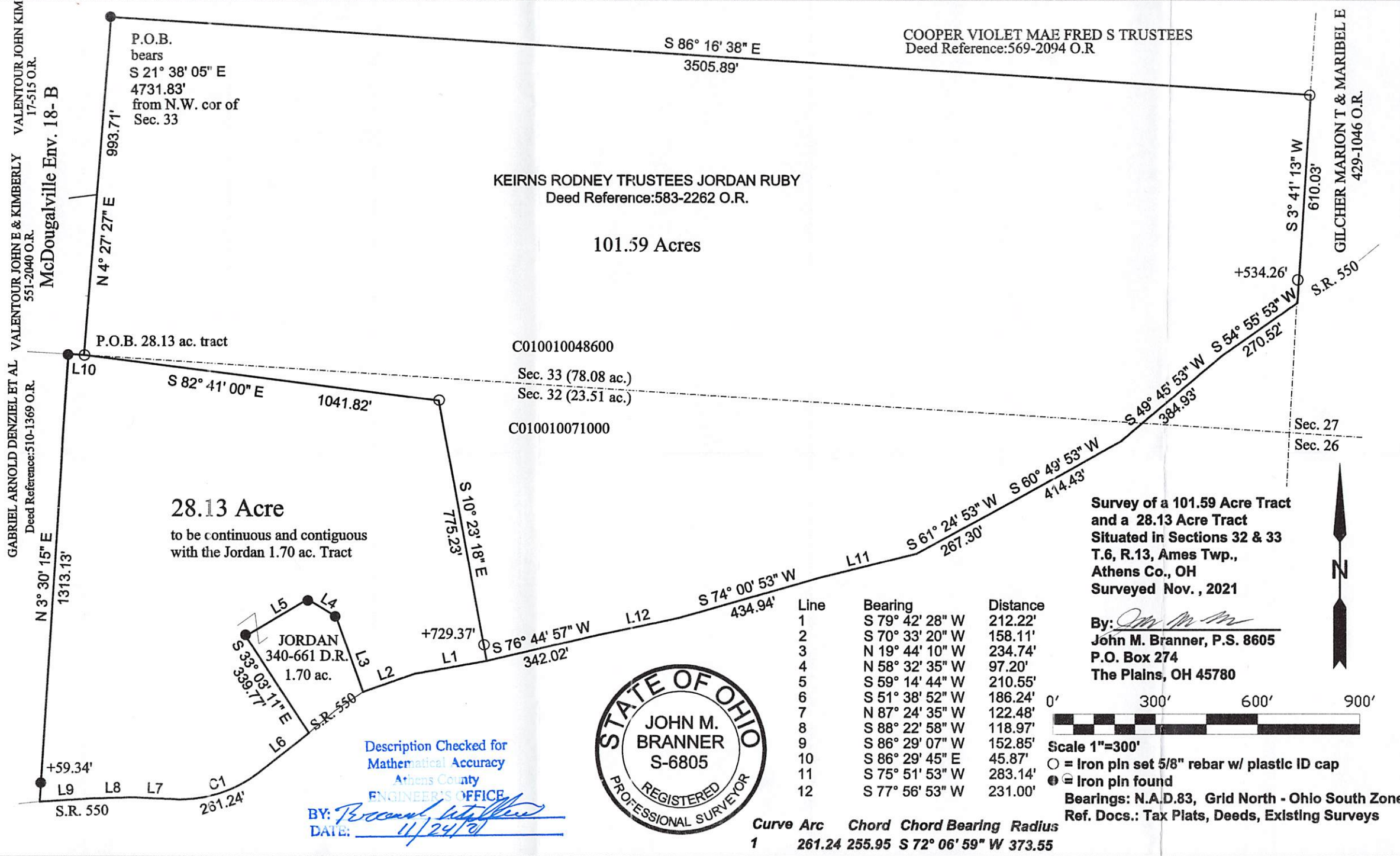
NOV 23 2021

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Rebecca L. Miller*
DATE: 11/24/21





P.O.B. bears
 S 21° 38' 05" E
 4731.83'
 from N.W. cor of
 Sec. 33

S 86° 16' 38" E
 3505.89'

COOPER VIOLET MAE FRED S TRUSTEES
 Deed Reference: 569-2094 O.R.

KEIRNS RODNEY TRUSTEES JORDAN RUBY
 Deed Reference: 583-2262 O.R.

101.59 Acres

GILCHER MARION T & MARIBEL E
 429-1046 O.R.

P.O.B. 28.13 ac. tract

C010010048600
 Sec. 33 (78.08 ac.)
 Sec. 32 (23.51 ac.)

C010010071000

28.13 Acre

to be continuous and contiguous
 with the Jordan 1.70 ac. Tract

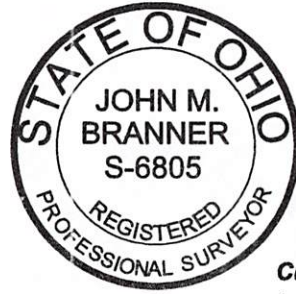
JORDAN
 340-661 D.R.
 1.70 ac.

Survey of a 101.59 Acre Tract
 and a 28.13 Acre Tract
 Situated in Sections 32 & 33
 T.6, R.13, Ames Twp.,
 Athens Co., OH
 Surveyed Nov. , 2021

By: *John M. Branner*
 John M. Branner, P.S. 8605
 P.O. Box 274
 The Plains, OH 45780

Line	Bearing	Distance
1	S 79° 42' 28" W	212.22'
2	S 70° 33' 20" W	158.11'
3	N 19° 44' 10" W	234.74'
4	N 58° 32' 35" W	97.20'
5	S 59° 14' 44" W	210.55'
6	S 51° 38' 52" W	186.24'
7	N 87° 24' 35" W	122.48'
8	S 88° 22' 58" W	118.97'
9	S 86° 29' 07" W	152.85'
10	S 86° 29' 45" E	45.87'
11	S 75° 51' 53" W	283.14'
12	S 77° 56' 53" W	231.00'

Curve Arc	Chord	Chord Bearing	Radius
1	261.24	255.95 S 72° 06' 59" W	373.55



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *John M. Branner*
 DATE: 11/24/21



Scale 1"=300'
 ○ = Iron pin set 5/8" rebar w/ plastic ID cap
 ● = Iron pin found
 Bearings: N.A.D.83, Grid North - Ohio South Zone
 Ref. Docs.: Tax Plats, Deeds, Existing Surveys

K 31R
 D-001