

DESCRIPTION OF A 20.155 ACRE TRACT

Situated in Section 34, T.6, R.13, Ames Township, Athens County, Ohio and being a part of Parcel C010010042500 as described in Volume 457, Page 1983 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a point at the base of a dead tree bearing N 35° 18' 49" W, 1230.03 feet from an iron pin found stamped "Branner 6805" at the Northwest Corner of Fraction 24

Thence along new lines created by this survey:

S 26° 54' 01" E, 757.15 feet to an iron pin set, passing an iron pin set at 3.00 feet;

S 03° 10' 21" W, 851.64 feet to a point in Township Road 476 (Stella Road), passing an iron pin set at 828.97 feet;

Thence along said road the following nine courses:

- (1) N 86° 23' 49" W, 17.62 feet to a point;
- (2) S 78° 01' 35" W, 110.06 feet to a point;
- (3) S 62° 40' 00" W, 119.09 feet to a point;
- (4) S 42° 43' 50" W, 141.62 feet to a point;
- (5) S 49° 27' 39" W, 38.41 feet to a point;
- (6) S 65° 33' 49" W, 204.22 feet to a point;
- (7) S 51° 57' 46" W, 54.16 feet
- (8) S 38° 18' 19" W, 44.92 feet to a point;
- (9) S 23° 37' 40" W, 12.65 feet to a point;

Thence leaving said road and along a fence-line and the lines of Carpenter (265-1850 O.R.):

N 20° 33' 03" W, 434.29 feet to a stone found, passing an iron pin set at 35.31 feet;

N 17° 41' 16" E, 1562.88 feet to the Point of Beginning, passing an iron pin set at 1559.88 feet and containing 20.155 acres.

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch rebar with I.D. Cap stamped "Branner Surveying 8816"

Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed February, 2022 by
Jeb Branner, P.S. 8816



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Chris Z. Smith
DATE: 2/17/22

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

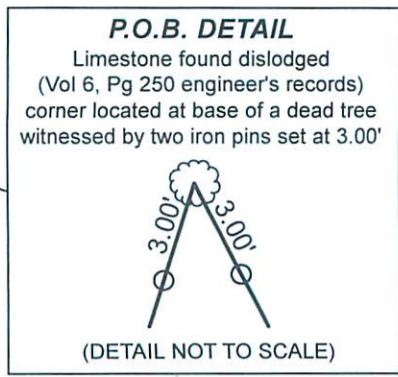
FEB 17 2022

Jill Thompson
Athens County Auditor



P.O.B.

*N:517763.46, E:2097729.66
bearing N 35°18'49" W, 1230.03'
from an iron pin found
stamped "Branner 6805"
at the Northwest Corner of Fraction 24
See detail for monumentation



CARPENTER
265-1850 OR

GRANTOR
PEACOCK
457-1983 OR
C010010042500

20.155 Acres

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Jeb Branner*
DATE: 2/17/22

P.O.C.
iron pin stamped
"Branner 6805" next to
Limestone found dislodged
(Vol 6, Pg 250 engineer's records)

PEACOCK
505-1261 OR

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

FEB 17 2022

Jill Thompson
Athens County Auditor

Line Table		
LINE	BEARING	DISTANCE
L1	N 86°23'49" W	17.62'
L2	S 78°01'35" W	110.06'
L3	S 62°40'00" W	119.09'
L4	S 42°43'50" W	141.62'
L5	S 49°27'39" W	38.41'
L6	S 51°57'46" W	54.16'
L7	S 38°18'19" W	44.92'
L8	S 23°37'40" W	12.65'

0' 200' 400' 600'



Scale 1"=200'

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

Bearings: N.A.D. 83 - Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys
*Coordinates are to be used GIS purposes only



SURVEY OF A 20.155 ACRE TRACT
Sited in Section 34, T.6, R.13,
Ames Twp., Athens Co., OH
Surveyed February, 2022

By: *Jeb Branner*
Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, OH 45780