

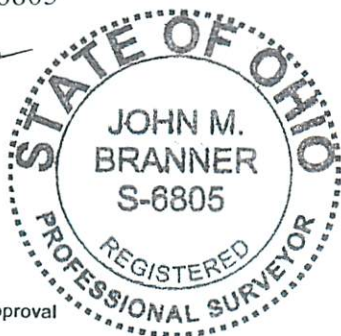
DESCRIPTION OF A 2.20 ACRE TRACT

Situated in L.L. 32, Section 7, T.9, R.14 , Athens Township , Athens County, Ohio and being a part of a tract of land as described in volume 559, Page 2020 Official Records (P.I.D.# A010010022700) and being more particularly described as follows:

Commencing at an iron pin found at the North-west corner of the East One-half of L.L. 32, Section 7, T.9, R.14, Athens Township, Athens County, Ohio:
Thence, South 87 degrees 05 minutes 50 seconds East, 360.39 feet to an iron pin found;
Thence, along the South-line of Tanya Conrath (559-2020 O.R.)
S 86° 53' 29" E, 57.06 feet to an iron pin set and being the point of beginning for the tract of land herein described:
Thence, continuing along Tanya Conrath (559-2020 O.R.)
S 86° 53' 29" E, 226.17 feet to an iron pin found;
Thence, along the south right of way line of Old U.S. 33
S 39° 01' 24" E, 80.03 feet to a point;
Thence, along the west-lines of Matthew Sweeney (458-1337 O.R.)
S 11° 18' 11" W, 512.94 feet to a point;
S 1° 00' 55" E, 57.02 feet to a point;
N 83° 44' 30" W, 53.96 feet to a point;
N 72° 47' 47" W, 55.46 feet to an iron pin set;
Thence, along new lines created by this survey:
N 15° 43' 50" E, 27.41 feet to an iron pin set;
N 48° 22' 25" E, 63.63 feet to an iron pin set;
N 6° 00' 01" W, 227.63 feet to an iron pin set;
N 25° 28' 57" W, 239.28 feet to an iron pin set;
N 0° 56' 33" E, 101.14 feet to the point of beginning **and containing 2.20 acres.**
The above described tract is to continuous and contiguous with the Sweeney tract to the East (P.I.D.# A0100100701), (458-1337 O.R.).

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 September 2023 by
John M. Branner P.S. 6805

John M. Branner



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Perennial Walker*
DATE: 10/6/23

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

OCT 02 2023

Jill Davidson
Athens County Auditor

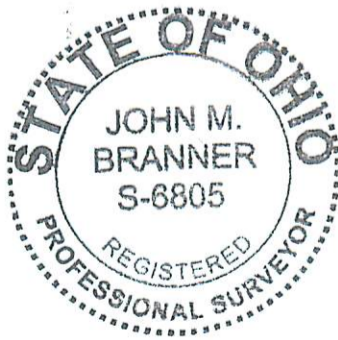
DESCRIPTION OF A 5.01 ACRE TRACT

Situated in L.L. 32, Section 7, T.9, R.14 , Athens Township , Athens County, Ohio and being a part of a tract of land as described in volume 559, Page 2020 Official Records (P.I.D.# A010010022700) and being more particularly described as follows:

Commencing at an iron pin found at the North-west corner of the East One-half of L.L. 32, Section 7, T.9, R.14, Athens Township, Athens County, Ohio:
Thence, South 87 degrees 05 minutes 50 seconds East, 360.39 feet to an iron pin found, said pin being the point of beginning for the tract of land herein described:
Thence, along the South-line of Tanya Conrath (559-2020 O.R.)
S 86° 53' 29" E, 57.06 feet to an iron pin set;
Thence, along new lines created by this survey:
S 0° 56' 33" W, 101.14 feet to an iron pin set;
S 25° 28' 57" E, 239.28 feet to an iron pin set;
S 6° 00' 01" E, 227.63 feet to an iron pin set;
S 48° 22' 25" W, 63.63 feet to an iron pin set;
S 15° 43' 50" W, 27.41 feet to an iron pin set;
Thence, along the north-lines of Sweeney (458-1337 O.R.)
N 72° 47' 47" W, 102.04 feet to an iron pin found;
N 66° 09' 00" W, 87.86 feet to an iron pin found;
N 70° 39' 42" W, 355.16 feet to an iron pin found;
Thence, along the line of Eberts (374-263 D.R.);
N 3° 19' 41" E, 318.81 feet to an iron pin found;
Thence, along the south line of Borovicka (437-738 O.R.)
S 87° 04' 28" E, 357.00 feet to an iron pin found;
Thence, along the East-line of Borovicka (437-738 O.R.) and (Conrath 225-764 O.R.)
N 4° 42' 24" E, 132.33 feet to the point of beginning **and containing 5.01 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 September 2023 by
John M. Branner P.S. 6805

John M. Branner



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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Robert L. Miller*
DATE: 10/2/23

OCT 02 2023

Jill Davidson
Athens County Auditor

Easement 197-367 D.R.
 Pleasant Hill Rd.
 Fruin Rd.

GOSS VICTORIA
 A029200006201
 519-1504 O.R.

N.W. Cor of
 East one-half
 of L.L. 32

Tract B* Existing Parcel # A010010022800
0.08 AC Larry F. & Shelley R. Conrath
 225-764 O.R. Tract IV

* Tract B to be conveyed to owner of
 Tract A and to be held continuous and
 contiguous with said tract

MCKNIGHT MELVIN ET AL
 374-201 D.R.

Easement
 197 pg 366 D.R.

PAE WAYNE R
 A029200006300
 179-862 O.R.

COUNCILMAN CORY JAMES
 A010010022900
 412-2261 O.R.

CONRATH TANYA M
 A010010023000
 559-2020 O.R.

N 3° 14' 25" E
 10.00'

N 87° 05' 53" W
 360.13'

Easement
 197-368 D.R.

S 4° 42' 24" W
 10.00'

S 86° 53' 29" E
 226.17'

BOROVICKA WILLIAM S
 A010010023100
 437-738 O.R.

Tract C
2.20 ac

to be continuous and
 contiguous with
 PID A010010022701
 to the East

Old US 33
 S 39° 01' 24" E
 80.03'

EBERTS GEORGE G
 A010010023200
 374-263 D.R.

Tract A
5.01 ac

Parent Tract
 CONRATH TANYA M
 559-2020 O.R.
 A010010022700

SWEENEY MATTHEW D
 458-1337 O.R.
 PID A010010022701

N 3° 19' 41" E
 318.81'

S 87° 04' 28" E
 357.00'

S 25° 28' 57" E
 239.28'

S 11° 18' 11" W
 512.94'

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *Perceval Lutter*
 DATE: 10/2/23



Survey of Three Tracts
 Situated in L.L. 32, Sec. 7
 T. 9, R. 14 Athens Twp.
 Athens County, Ohio

Surveyed September 2023

John M. Branner
 John M. Branner P.S. 6805
 12500 N. Peach Ridge Rd.
 Athens, Ohio 45701



Scale 1 inch = 100 feet
 ● = iron pin set (5/8"x30" rebar w/ plastic I.D. cap stamped Branner P.S. 6805)
 ○ = iron pin found

Basis of Bearings: NAD 83 Ohio South Zone
 Ref. Documents: Deeds-Tax Plat Existing Surveys

SWEENEY MATTHEW D
 A010010022704
 458-1337 O.R.

N 66° 09' 00" W
 87.86'

S 15° 43' 50" W
 27.41'

S 48° 22' 25" W
 63.63'

S 1° 00' 55" E
 57.02'

N 72° 47' 47" W
 55.46'

N 83° 44' 30" W
 53.96'

