

DESCRIPTION OF A 11.66 ACRE TRACT

Situated in Farm-lot 86, Sections 19 and 20 of T.9, R.14, Athens Township, Athens County, Ohio and being a part of a tract of land as described in Volume 563, Page 763 of the Official Records of Athens County and being more particularly described as follows:

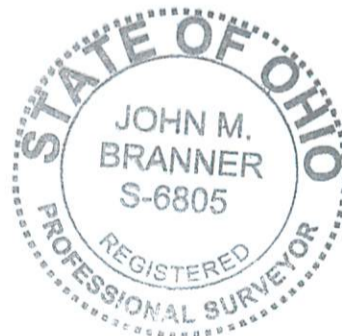
Beginning at an iron pin found at the South-east corner of the aforementioned tract (563-763 O.R.), said pin bears S 03° 53' 03" W, 1681.78 feet from the South-west corner of Farm-lot 88;

Thence, along the line of Harvey (604-1293 O.R.):
S 63° 40' 39" W, 501.07 feet to an iron pin found;
Thence, along the lines of Metzler (554-2404 O.R.)
N 3° 54' 36" E, 888.82 feet to an iron pin found;
N 86° 08' 15" W, 527.27 feet to a point in Ervin Road, passing an iron pin found at 505.57 feet;
Thence, along said road:
N 20° 12' 28" W, 67.55 feet to a point;
N 26° 34' 05" W, 22.45 feet to a point at the intersection of Ervin Road with Shaw Road;
Thence, along Shaw Road, N 15° 07' 40" W, 49.47 feet to a point;
Thence, leaving said road and along the lines of Chamberlain (578-2253 O.R.):
N 79° 12' 20" E, 109.80 feet to an iron pin found, passing an iron pin found at 12.20 feet
S 83° 14' 51" E, 138.64 feet to an iron pin found;
N 40° 45' 56" E, 92.50 feet to an iron pin found;
N 22° 54' 29" E, 94.54 feet to an iron pin set;
Thence, along new lines created by this survey:
S 65° 00' 05" E, 576.08 feet to an iron pin set;
S 83° 26' 15" E, 146.71 feet to an iron pin set;
Thence, along the line of Wetzel (343-423 O.R.)
S 3° 53' 03" W, 734.19 feet to the point of beginning and containing 11.66 Acres.
Note: The residual of the above described tract is to be continuous and contiguous with P.I.D.#A010010055700.

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 February, 2024 by

John M. Branner
John M. Branner P.S. 6805

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: *2/16/24*



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

FEB 16 2024

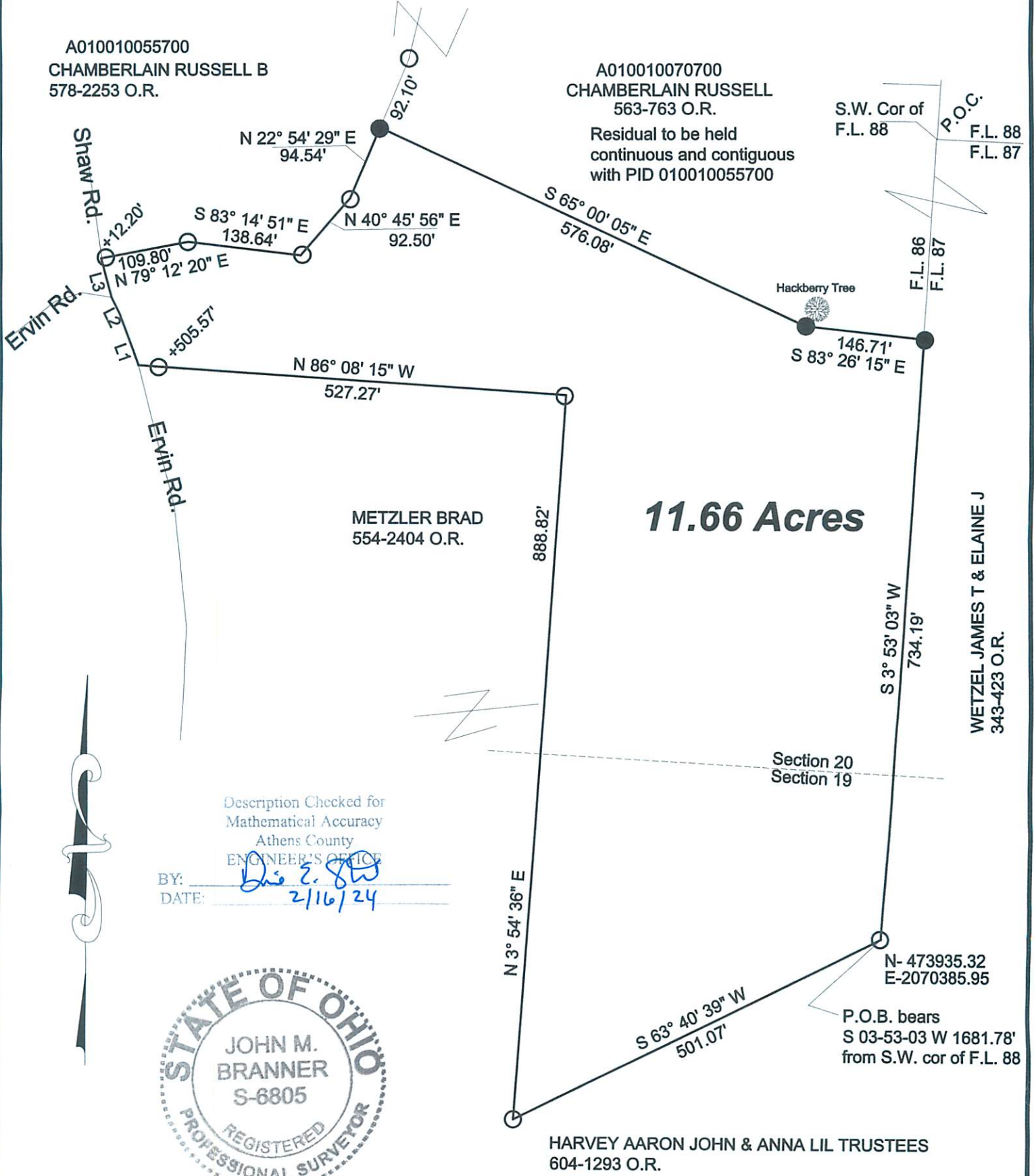
Jill Davidson
Athens County Auditor

Line	Bearing	Distance
1	N 20° 12' 28" W	67.55'
2	N 26° 34' 05" W	22.45'
3	N 15° 07' 40" W	49.47'

A010010055700
CHAMBERLAIN RUSSELL B
578-2253 O.R.

A010010070700
CHAMBERLAIN RUSSELL
563-763 O.R.
Residual to be held
continuous and contiguous
with PID 010010055700

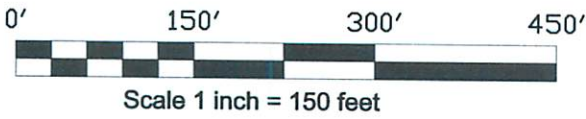
S.W. Cor of
F.L. 88
P.O.C.
F.L. 88
F.L. 87



11.66 Acres

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Dis E. SW
DATE: 2/16/24



- = iron pin found
 - = iron pin set 5/8"x30" rebar w/ I.D. cap stamped Branner P.S. 6805
- Bearings: Grid North N.A.D. 83 Ohio South Zone
Ref. Docs. Tax Plat- Deeds- Smith P.S. 6844 10-24-19 Survey

**Survey of a 11.66 Acre Tract
in F.L.#86, Sections 19 & 20, T.9, R.14
Athens Township, Athens Co., Oh**

Surveyed Feb. 2024

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