

FEB 28 2024

Jill Davidson
Athens County Auditor

DESCRIPTION OF A 173.763 ACRE TRACT

Situated in Sections 33 & 34, T.7, R.12, Bern Township, Athens County, Ohio and being all of Parcel D010010026000 (Section 34) and Part of Parcel D010010026700 (Section 33) as described in Volume 510, Page 2046 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a Limestone found at an intersection of two fence lines that bears S 86° 59' 14" E, 1687.99 feet from a stone found (leaning) at the Southwest corner of Section 34 (Northwest corner of Section 33):

Thence along the East line of McKibben (520-2390 O.R.),
N 03° 16' 30" E, 2645.91 feet to an old stone found;
Thence along the South line of Chadwell (493-1183 O.R.),
S 86° 13' 31" E, 1007.16 feet to a Limestone found;
Thence along the South line of McKinley (497-112 O.R.),
S 87° 23' 27" E, 1201.37 feet to a stone found;
Thence along the South line of Caldwell (552-666 O.R.),
S 87° 56' 24" E, 146.36 feet to a stone found;
Thence along the lines of Kilzer (137-359 O.R.),
S 03° 08' 11" W, 2643.39 feet to an iron pin set on the South line of Section 34;
Thence continuing along the lines of Kilzer and said Section line,
S 86° 59' 14" E, 169.22 feet to an iron pin set;
Thence leaving said Section line and continuing along the lines of Kilzer,
S 02° 55' 33" W, 1032.19 feet to a point in State Route 550, passing an iron pin set at 949.72 feet;
Thence along said road the following two courses:
S 25° 36' 40" W, 87.34 feet to a point;
S 20° 53' 05" W, 71.24 feet to a point;
Thence leaving said road and along new lines created by this survey the following eight courses:
(1) N 82° 10' 56" W, 167.07 feet to an iron pin set, passing an iron pin set at 57.61 feet;
(2) N 61° 18' 33" W, 514.75 feet to an iron pin set;
Thence along Henry Creek:
(3) N 58° 00' 18" W, 140.39 feet to a point;
(4) N 24° 14' 41" E, 43.95 feet to a point;
(5) N 58° 12' 06" W, 63.01 feet to a point;
(6) N 40° 05' 59" W, 105.79 feet to a point;
(7) N 10° 58' 56" W, 51.40 feet to a point;
Thence leaving said creek,
(8) N 86° 59' 32" W, 586.03 feet to an iron pin set, passing an iron pin set at 15.50 feet;
Thence along the lines of McKibben (520-2390 O.R.),
N 03° 13' 37" E, 677.21 feet to an iron pin set on the North line of Section 33;
Thence along the North line of Section 33 and continuing along the lines of McKibben,
N 86° 59' 14" W, 1015.79 feet to the Point of Beginning and **containing 173.763 acres** of which 30.958 acres are contained within Section 33 and 142.805 acres are contained within Section 34

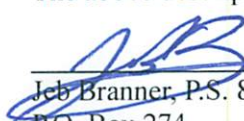
Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"

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

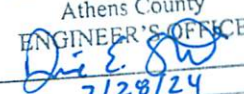
The attached map is considered to be an integral part of this description and to be included in any future transfers.

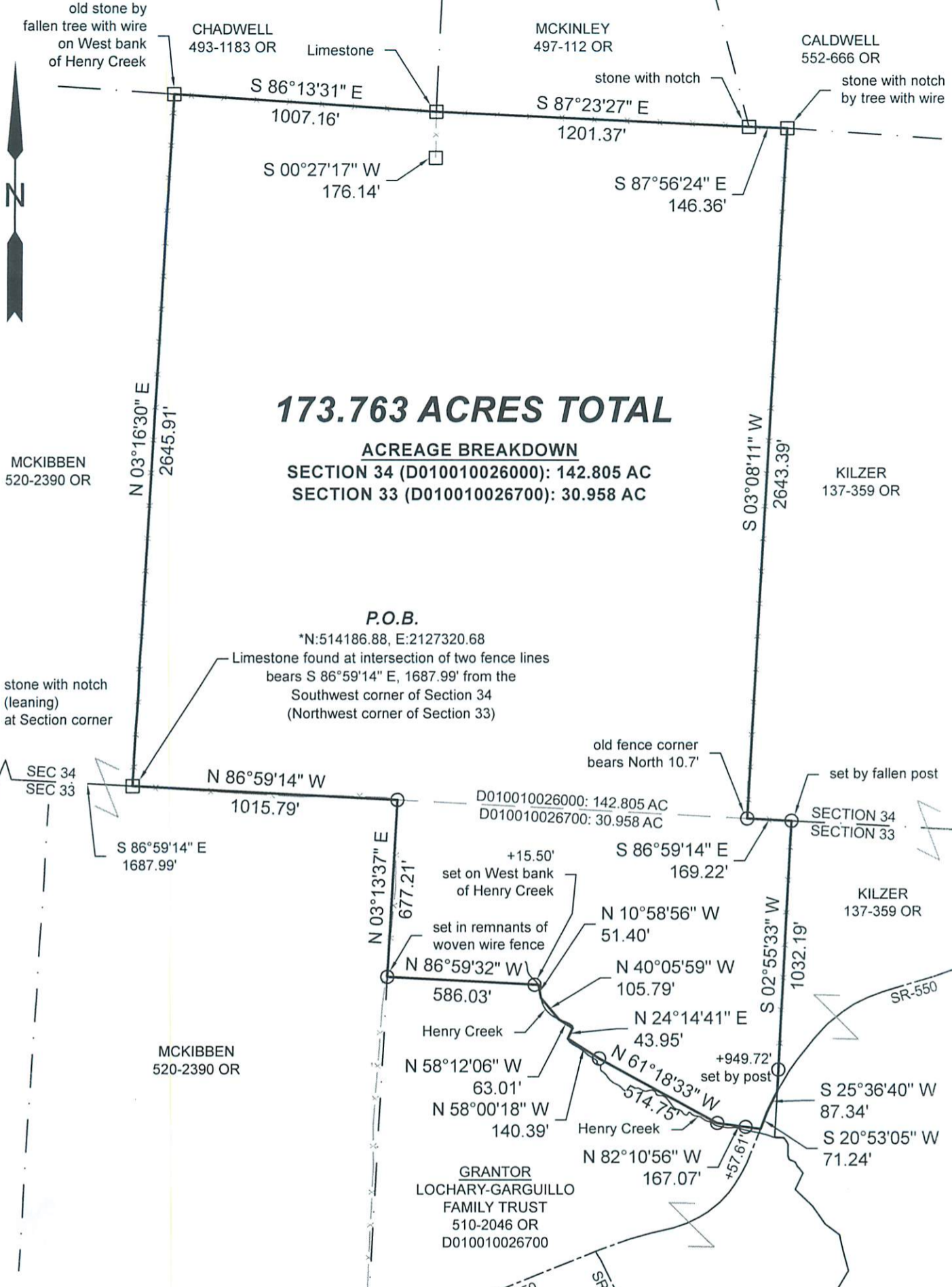
The above description is based on a field survey completed February, 2024 by


Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, Ohio 45780
740-592-5778



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 2/28/24



173.763 ACRES TOTAL

ACREAGE BREAKDOWN
 SECTION 34 (D010010026000): 142.805 AC
 SECTION 33 (D010010026700): 30.958 AC

P.O.B.
 *N:514186.88, E:2127320.68

Limestone found at intersection of two fence lines
 bears S 86°59'14" E, 1687.99' from the
 Southwest corner of Section 34
 (Northwest corner of Section 33)

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *[Signature]*
 DATE: 2/28/24



SURVEY OF A 173.763 ACRE TRACT
 Situated in Sections 33 & 34, T.7, R.12,
 Bern Twp., Athens Co., OH
 Surveyed Completed February, 2024

By: *[Signature]*
 Jeb Branner, P.S. 8816
 P.O. Box 274
 The Plains, OH 45780
 740-592-5778



- Scale 1"=500'
- = Iron pin set 5/8" rebar w/ plastic ID cap
 - = Iron pin found unless otherwise noted
 - = Stone found
- Remnants of Fence line — x — x — x — x —
- Bearings: N.A.D. 83 - Grid North - Ohio South Zone
 Ref. Docs.: Tax Plats, Deeds, Existing Surveys
 County Surveyor records, Vol 5 Pgs 9, 21, 197, Vol 7 Pg 25
 *Coordinates are to be used for GIS purposes only