

DESCRIPTION OF A 7.293 ACRE TRACT Tract B

Situated in Fractions 17 & 18, Section 22, T.5, R.13, Canaan Township, Athens County Ohio, and being part of Parcel E010010035100 as described in Volume 572, Page 2676, of the Official Records of Athens County, Ohio, and being more particularly described as follows:

Beginning at a point in County Road 24 (Harmony Road) bearing S 17° 57' 35" W, 1624.45 feet from the Northeast Corner of Fraction 17, said Fraction corner being Station 132+45.40/57.15' Rt. as per State of Ohio US 50 Right of Way Plans:

Thence along County Road 24:

S 68° 50' 04" E, 57.36 feet to a point;

S 62° 49' 17" E, 52.33 feet to a point;

Thence leaving said road and along new lines created by this survey:

S 17° 37' 23" W, 571.45 feet to an iron pin set in a previous survey, passing an iron pin set in a previous survey at 28.99 feet;

S 17° 39' 35" E, 328.76 feet to an iron pin found;

Thence along the lines of Berry (494-2108 O.R.),

S 46° 36' 21" W, 487.08 feet to an iron pin found;

Thence along the Lines of Berry (585-1538 O.R.) the following four courses:

(1) N 15° 24' 28" W, 409.25 feet to an iron pin set in a previous survey;

(2) N 20° 35' 18" E, 713.93 feet to an iron pin set in a previous survey, passing an iron pin set in a previous survey at 380.11 feet;

(3) S 88° 38' 38" E, 96.80 feet to an iron pin set in a previous survey;

(4) N 26° 30' 40" E, 197.31 feet to the Point of Beginning, passing an iron pin set in a previous survey at 176.94 feet **and containing 7.293 acres total** of which 3.418 acres are contained within Fraction 17 and 3.875 acres are contained within Fraction 18.

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch rebar with plastic ID cap "Branner Surveying P.S. 8816"

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

The above description is based on a field survey completed December, 2021 by
Jeb Branner P.S. 8816



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: J. Branner
DATE: 12/14/21

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

DEC 14 2021

Jill Thompson
Athens County Auditor

DEC 17 2021

Jill Thompson
Athens County Auditor

DESCRIPTION OF A 12.741 ACRE TRACT Tract D

Situated in Section 16, T.5, R.13, Canaan Township, Athens County Ohio, and being part of Parcel E010010035100 as described in Volume 572, Page 2676, of the Official Records of Athens County, Ohio, and being more particularly described as follows:

Beginning at a point in the Hocking River bearing S 04° 47' 21" W, 1143.99 feet from the Northeast Corner of Fraction 17, said Fraction corner being Station 132+45.40/57.15' Rt. as found on the State of Ohio US 50 Right of Way Plans:

Thence along said river the following eight courses:

- (1) S 29° 28' 45" E, 126.51 feet to a point;
- (2) S 49° 27' 34" E, 172.32 feet to a point;
- (3) S 71° 44' 48" E, 161.52 feet to a point;
- (4) N 56° 24' 00" E, 473.77 feet to a point;
- (5) S 77° 50' 51" E, 120.03 feet to a point;
- (6) S 41° 33' 50" E, 163.02 feet to a point;
- (7) S 04° 05' 14" E, 494.45 feet to a point;
- (8) S 18° 18' 57" W, 87.48 feet to a point;

Thence along North lines of Shoup (194-403 O.R.), and the center-line of the old Hocking River the following six courses:

- (1) N 79° 43' 00" W, 265.45 feet to an iron pin set over a nail found, passing an iron pin set over a nail found at 125.33 feet;
- (2) N 82° 07' 18" W, 161.88 feet to an iron pin set over a nail found;
- (3) S 76° 17' 03" W, 95.28 feet to an iron pin set over a nail found;
- (4) S 50° 59' 38" W, 77.80 feet to an iron pin set;
- (5) N 53° 13' 44" W, 278.22 feet to an iron pin set;
- (6) S 08° 02' 57" W, 176.32 feet to a point in County Road 24 (Harmony Road), passing an iron pin set at 137.99 feet;

Thence along said road:

- N 54° 23' 17" W, 119.34 feet to a point;
N 56° 52' 58" W, 126.62 feet to a point;

Thence along the East line of Berry (585-1538 O.R.),

N 04° 47' 21" E, 607.49 feet to the point of beginning, passing iron pins set in a previous survey at 35.79 feet and 461.83 feet **and containing 12.741 acres.**

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch rebar with plastic ID cap "Branner Surveying P.S. 8816"

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

The above description is based on a field survey completed December, 2021 by
Jeb Branner P.S. 8816

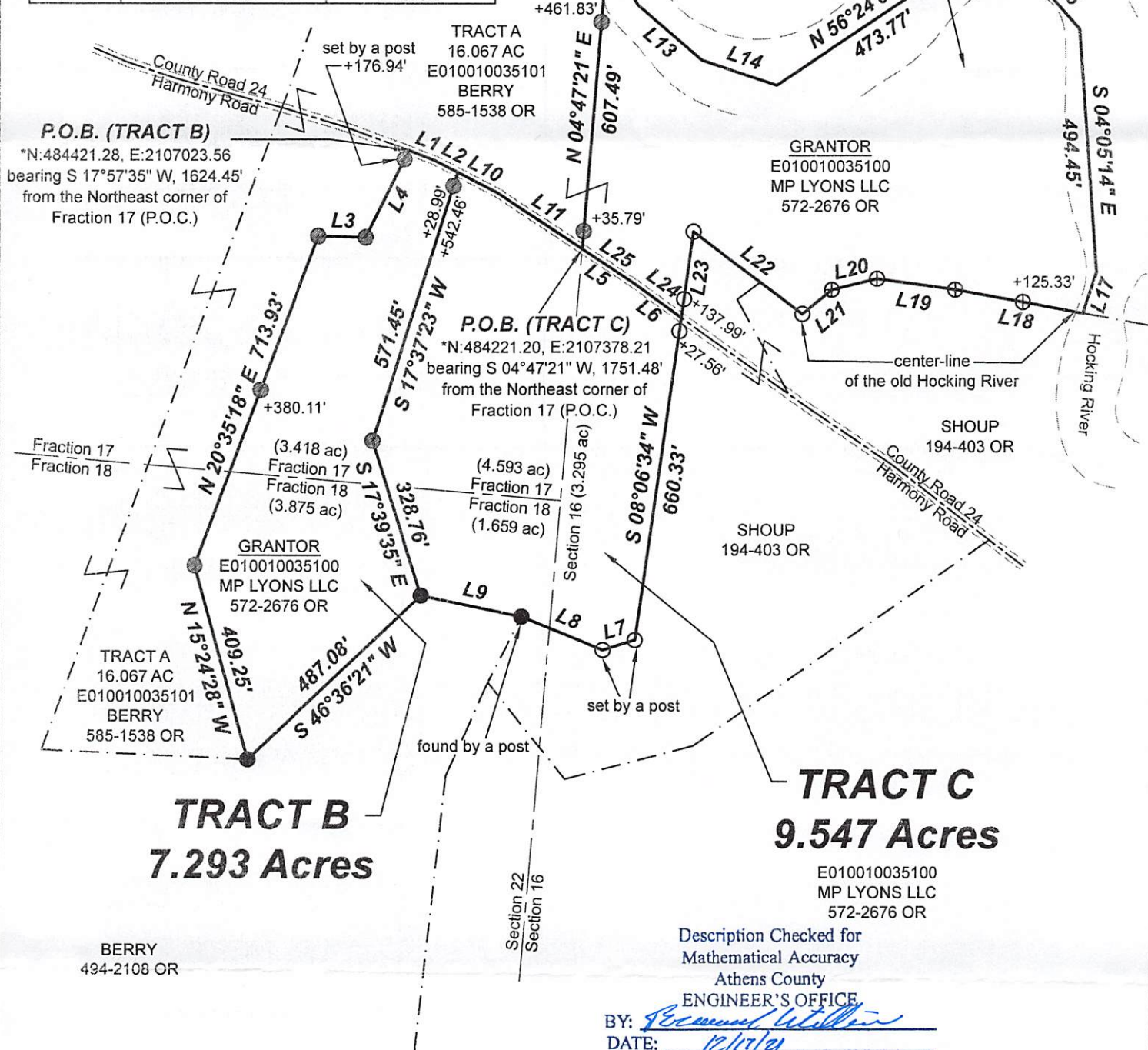


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Perennial Walker
DATE: 12/17/21

Line Table		
LINE	BEARING	DISTANCE
L1	S 68°50'04" E	57.36'
L2	S 62°49'17" E	52.33'
L3	S 88°38'38" E	96.80'
L4	N 26°30'40" E	197.31'
L5	S 56°52'58" E	126.62'
L6	S 54°23'17" E	119.34'
L7	S 72°42'52" W	69.34'
L8	N 67°38'59" W	178.85'
L9	N 78°20'24" W	210.54'
L10	S 62°49'17" E	91.17'
L11	S 56°44'11" E	207.51'
L12	S 29°28'45" E	126.51'
L13	S 49°27'34" E	172.32'
L14	S 71°44'48" E	161.52'
L15	S 77°50'51" E	120.03'
L16	S 41°33'50" E	163.02'
L17	S 18°18'57" W	87.48'
L18	N 79°43'00" W	265.45'
L19	N 82°07'18" W	161.88'
L20	S 76°17'03" W	95.28'
L21	S 50°59'38" W	77.80'
L22	N 53°13'44" W	278.22'
L23	S 08°02'57" W	176.32'
L24	N 54°23'17" W	119.34'
L25	N 56°52'58" W	126.62'

TRACT D 12.741 Acres



Scale 1"=300'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found
- = Iron pin set in previous survey
- ⊕ = Iron pin set over nail 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



TRACT C 9.547 Acres

E010010035100
 MP LYONS LLC
 572-2676 OR

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *Jeb Branner*
 DATE: 12/17/21

SURVEY OF THREE TRACTS
 Situated in Section 16, and
 Fractions 17 & 18 of Section 22,
 T.5, R.13, Canaan Twp.,
 Athens Co., OH
 Surveyed December, 2021

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