

BY: Frank W. Miller
DATE: 3/21/18

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

MAR 22 2018

EXHIBIT A

DESCRIPTION OF A 12.34 ACRE TRACT

Jill Thompson
Athens County Auditor

Situated in Section 23 and Fraction 23 of T.10, R.15, Lee Township, Athens County, Ohio and being more particularly described as follows:

Beginning at a point in Bailey Road at the North-west corner of the Megan N. Stack 2.20 acre tract (436-629 O.R.), said point bears North 74 degrees 20 minutes 12 seconds West, 1306.46 feet from a brass monument marking the South-east corner of Section 23;

Thence. Along the lines of Stack (436-629 O.R.)
S 51° 56' 14" W, 306.26 feet to an iron pin found, passing an iron pin found at 15.0 feet;
S 54° 30' 12" W, 338.06 feet to an iron pin found;
S 16° 20' 57" E, 312.04 feet to an iron pin found;
Thence, along the lines of Kirby (521-838 O.R.)
S 30° 13' 40" W, 796.61 feet to an iron pin found;
S 25° 55' 28" W, 136.29 feet to an iron pin found;
Thence, along the line of Stansberry (518-551 O.R.)
N 87° 10' 02" W, 165.40 feet to a fence corner;
Thence, along the line of Fraedrich (353-465 O.R.)
N 3° 09' 23" E, 1139.44 feet to an iron pin found;
Thence, along the lines of Penrod (517-1041 O.R.)
N 77° 35' 56" E, 637.34 feet to an iron pin found;
N 53° 19' 28" E, 408.90 feet to a point in Bailey Road, passing an iron pin at 378.30 feet;
Thence, along said road:
S 52° 31' 05" E, 51.91 feet to the point of beginning and containing 12.34 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

The above description is based on a field survey completed March. 2018 by

John M. Branner P.S. 6805



Parcel Acreage Breakdown
 H010010040800 = 0.07 ac.
 H010010040600 = 0.50 ac.
 H010010040300 = 1.1 ac.
 H010010040500 = 10.67 ac.

Section Acreage Breakdown
 Section 23 = 0.57 ac.
 Fraction 23 = 11.77 ac.

P.O.B. bears
 N 74° 20' 12" W
 1306.46'
 from Brass Mon.
 @ S.E. Cor of Sec. 23

S.P.C.
 460205.86 N
 2039806.46 E

KEEFER RALPH & CATHERINE
 H010010040300
 381-449 D.R.

PENROD ERIC CATHERINE
 Deed Reference:517-1041 O.R.

KEEFER RALPH & CATHERINE
 369-09 D.R. H010010040800
 H010010040600
 KEEFER RALPH & CATHERINE
 369-09 D.R.

STACK MEGAN N
 436-629 O.R.
 2.20 ac.

Sec. 23
 Fr. 23

12.34 Acres
 KEEFER RALPH & CATHERINE
 Deed Reference:359-277

H010010040500

STACK MEGAN N
 436-629 O.R.
 2.82 ac.

FRAEDRICH JEANIE
 Deed Reference:353-465 O.R.

N 3° 09' 23" E
 1139.44'

N 77° 35' 56" E
 637.34'

(0.57 ac.)
 (11.77 ac.)

S 16° 20' 57" E
 312.04'

S 30° 13' 40" W
 796.61'

S 25° 55' 28" W
 136.29'

N 87° 10' 02" W

fence cor

165.40'

STANSBERRY RONALD & PAMELA M
 Deed Reference:518-551 O.R.

KIRBY KENNETH R AND ALTHEA M
 Deed Reference:521-838 O.R.

Bailey Rd.

S 52° 31' 05" E
 51.91'
 +378.3'
 +15.0'

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *Peramb Williams*
 DATE: 3/21/18



Survey of a 12.34 Acre tract
 Situated in Sec. 23 &
 Fr. 23 (Sec. 22), T.10, R. 15
 Lee Twp., Athens Co., OH
 Surveyed March, 2018



Scale 1"=200'

○ = Iron pin set 5/8" rebar w/ plastic ID cap

● = Iron pin found

Bearings: N.A.D. Grid North - Ohio South Zone
 Ref. Docs.: Tax Plats, Deeds, Existing Surveys

By: *John M. Branner*
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