

BY: Branner Williams
DATE: 8/31/20

Description of a 19.852 Acre Tract

Situated in Fraction 4, Section 10, T.10, R.15, Lee Township, Athens County, Ohio and being a part of Parcel H010010027900 as described in Volume 529, Page 22 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at a stone called for at the Southwest corner of Fraction 4, thence N 61°01'17" E, 1945.77 feet (calculated), to a point in State Route 681 and also being **Point of Beginning** for the tract of land herein described:

Thence along lines of KJB Adventures LLC (518-1695 O.R.) the following 3 courses:

(1) N 44° 39' 24" E, 393.05 feet to an iron pin found, passing an iron pin found in the base of a tree at 17.31 feet;

(2) S 77° 01' 58" E, 333.98 feet to an iron pin found in a fence line;

(3) N 03° 46' 31" E, 224.83 feet to an iron pin found in a fence line;

Thence along new lines created by this survey the following 2 courses:

(1) N 85° 21' 14" E, 748.35 feet to an iron pin set by a fence post;

(2) S 00° 02' 25" W, 1004.16 feet to an iron pin set by a fence post;

Thence along the North line of Harner (455-1951 O.R.),

N 86° 14' 52" W, 606.20 feet to an iron pin found (bent) in a fence line;

Thence along the lines of Beaudry (548-2387 O.R.) the following 2 courses:

(1) N 42° 21' 46" W, 747.04 feet to an iron pin found by a fence post;

(2) S 54° 11' 33" W, 244.00 feet to a point in State Route 681, passing an iron pin found at 216.03 feet;

Thence along State Route 681,

N 40° 13' 50" W, 86.01 feet to the point of beginning and **containing 19.852 acres.**

The remaining acreage of Parcel H010010027900 is to be continuous and contiguous with Parcel H010010028105

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 August, 2020 by
Jeb Branner, S.I., under the supervision of:

John M. Branner P.S. 6805

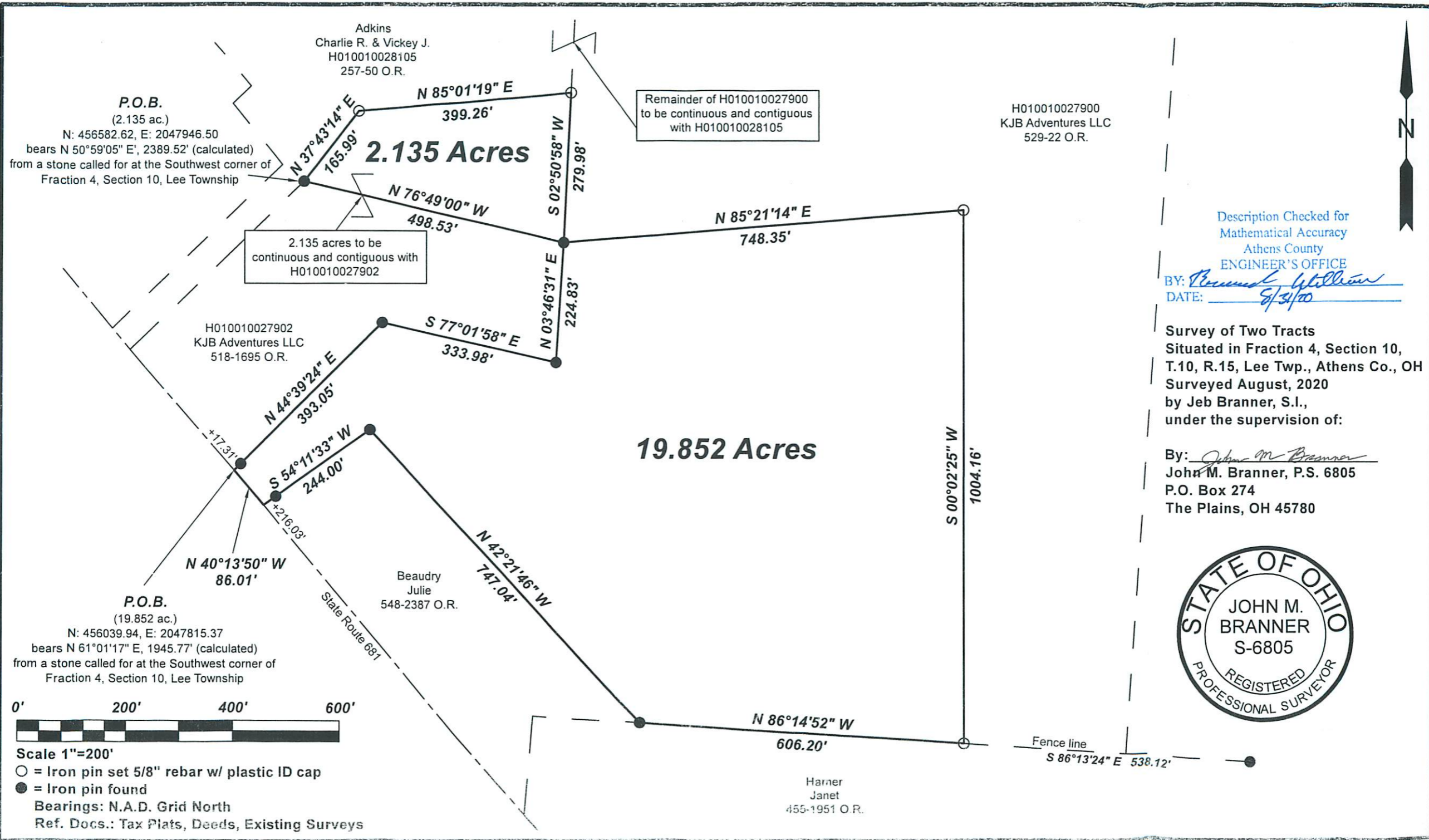
John M. Branner

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

AUG 31 2020

Jill Thompson
Athens County Auditor





P.O.B.
(2.135 ac.)
N: 456582.62, E: 2047946.50
bears N 50°59'05" E, 2389.52' (calculated)
from a stone called for at the Southwest corner of
Fraction 4, Section 10, Lee Township

2.135 acres to be
continuous and contiguous
with
H010010027902

Remainder of H010010027900
to be continuous and contiguous
with H010010028105

H010010027900
KJB Adventures LLC
529-22 O.R.

H010010027902
KJB Adventures LLC
518-1695 O.R.

Beaudry
Julie
548-2387 O.R.

Harner
Janet
455-1951 O.R.

P.O.B.
(19.852 ac.)
N: 456039.94, E: 2047815.37
bears N 61°01'17" E, 1945.77' (calculated)
from a stone called for at the Southwest corner of
Fraction 4, Section 10, Lee Township



Scale 1"=200'
○ = Iron pin set 5/8" rebar w/ plastic ID cap
● = Iron pin found
Bearings: N.A.D. Grid North
Ref. Docs.: Tax Plats, Deeds, Existing Surveys

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Thomas M. Branner
DATE: 8/31/20

Survey of Two Tracts
Situating in Fraction 4, Section 10,
T.10, R.15, Lee Twp., Athens Co., OH
Surveyed August, 2020
by Jeb Branner, S.I.,
under the supervision of:

By: John M. Branner
John M. Branner, P.S. 6805
P.O. Box 274
The Plains, OH 45780



Fence line
S 86°13'24" E 538.12'