

## Description of a 23.163 Acre Tract

to be continuous and contiguous with Parcel H010010028105, Adkins (572-606 O.R.)

Situated in Fraction 4, Section 10, T.10, R.15, Lee Township, Athens County, Ohio and being the remainder 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 48° 49' 14" E, 3137.93 feet (calculated), to an iron pin set at the base of a fallen fence post near a creek and also being the **Point of Beginning** for the tract of land herein described:

Thence along an old fence line on the North line of Fraction 4 and the South line of Cotterill (537-2208 O.R.),

**S 86° 15' 24" E, 1107.51 feet** to an iron pin set at the base of a corner post;

Thence along an old fence line and the West line of Enterline (464-2436 O.R.),

**S 04° 24' 49" W, 1588.79 feet** to an iron pin set at the base of a corner post;

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

**N 86° 14' 33" W, 281.39 feet** to an iron pin set by a fence post in a previous survey;

Thence along the lines of Wirick (573-1145 O.R.):

**N 00° 02' 25" E, 1004.16 feet** to an iron pin set by a fence post in a previous survey ;

**S 85° 21' 14" W, 748.35 feet** to an iron pin found in a fence line;

Thence along an old fence line and the East line of KJB Adventures LLC (572-1333 O.R.),

**N 02° 50' 58" E, 279.98 feet** to an iron pin set in a fence line in a previous survey;

Thence along an old fence line and the East line Adkins (257-50 O.R.),

**N 04° 01' 22" E, 415.78 feet** to the point of beginning and **containing 23.163 acres** which is to be continuous and contiguous with Parcel H010010028105, Adkins (572-606 O.R.).

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

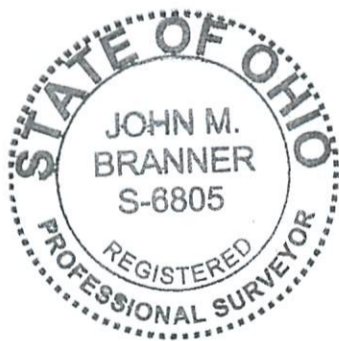
Bearing: Grid North – N.A.D. 83

The above description is based on a field survey completed December, 2020 by

Jeb Branner, S.I., under the supervision of:

John M. Branner P.S. 6805

*John M. Branner*



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Rebecca Williams*  
DATE: 12/28/20

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

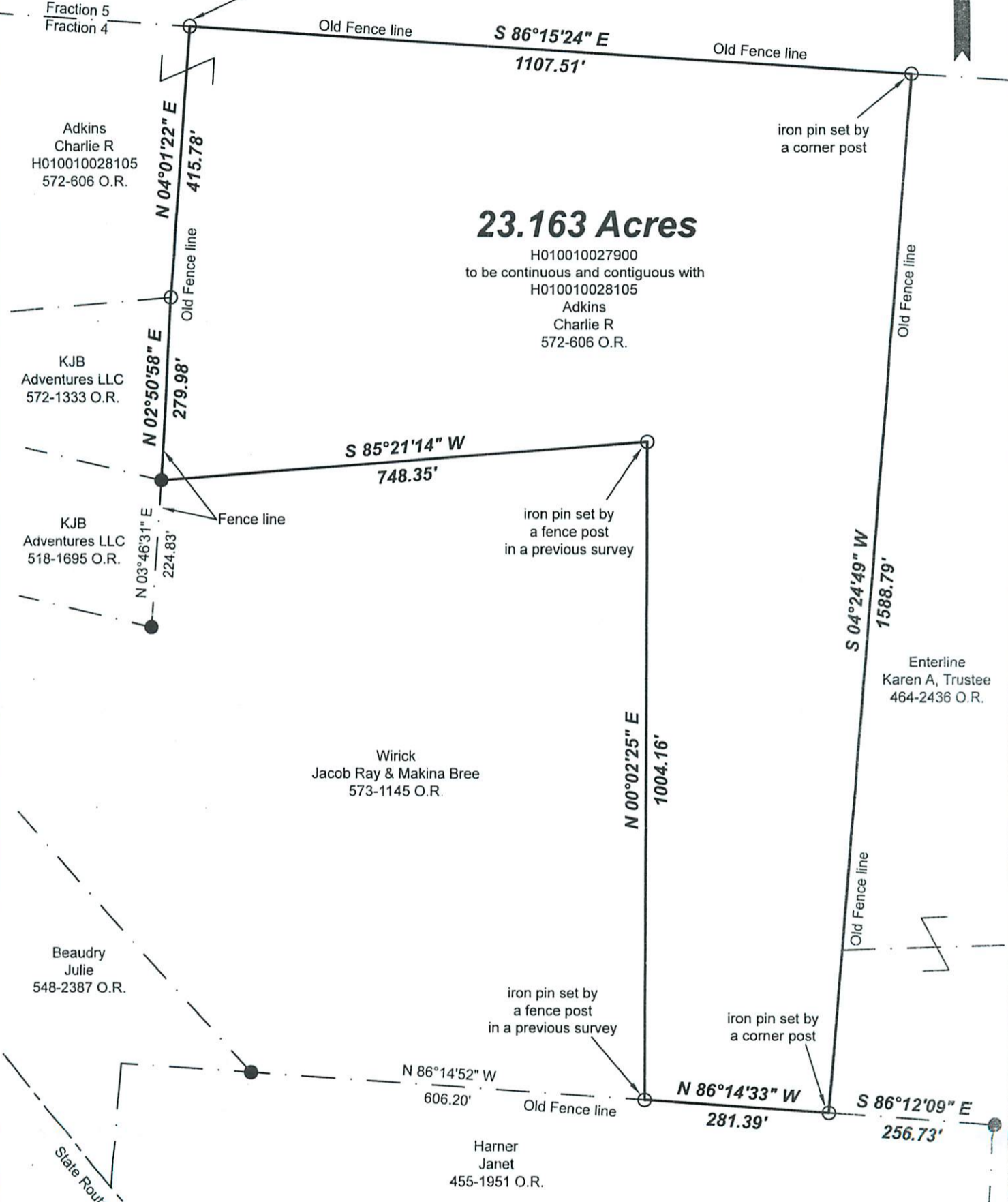
DEC 28 2020

Jill Thompson  
Athens County Auditor

**P.O.B.**

N: 457163.32, E: 2048474.98  
iron pin set by fallen fence post near a creek  
bears N 48°49'14" E, 3137.93' (calculated)  
from a stone called for at the Southwest corner of  
Fraction 4, Section 10, Lee Township

Cotterill  
Rachel Jeffrey  
537-2208 O.R.



**23.163 Acres**

H010010027900  
to be continuous and contiguous with  
H010010028105  
Adkins  
Charlie R  
572-606 O.R.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Branner*  
DATE: 12/28/20



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



Survey of a 23.163 Acre Tract  
Situated in Fraction 4, Section 10,  
T.10, R.15, Lee Twp., Athens Co., OH  
Surveyed December, 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