

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Rebecca Williams  
DATE: 8/31/20

**Description of a 2.135 Acre Tract  
to be continuous and contiguous with Parcel H010010027902**

Situated in Fraction 4, Section 10, T.10, R.15, Lee Township, Athens County, Ohio and being a part of Parcel H010010028105 as described in Volume 257, Page 50 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 50°59'05" E, 2389.52 feet (calculated), to a point an iron pin found by a fence post and also being **Point of Beginning** for the tract of land herein described:

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

(1) N 37° 43' 14" E, 165.99 feet to an iron pin set;

(2) N 85° 01' 19" E, 399.26 feet to an iron pin set in a fence line;

Thence along the West line of KJB Adventures (529-22 O.R.),

S 02° 50' 58" W, 279.98 feet to an iron pin found in a fence line;

Thence along the North line of KJB Adventures (518-1695 O.R.),

N 76° 49' 00" W, 498.53 feet to the point of beginning and **containing 2.135 acres** Which is to be continuous and contiguous with Parcel H010010027902.

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:

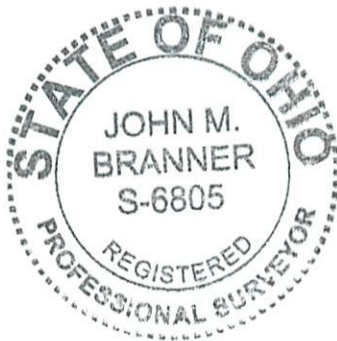
John M. Branner P.S. 6805

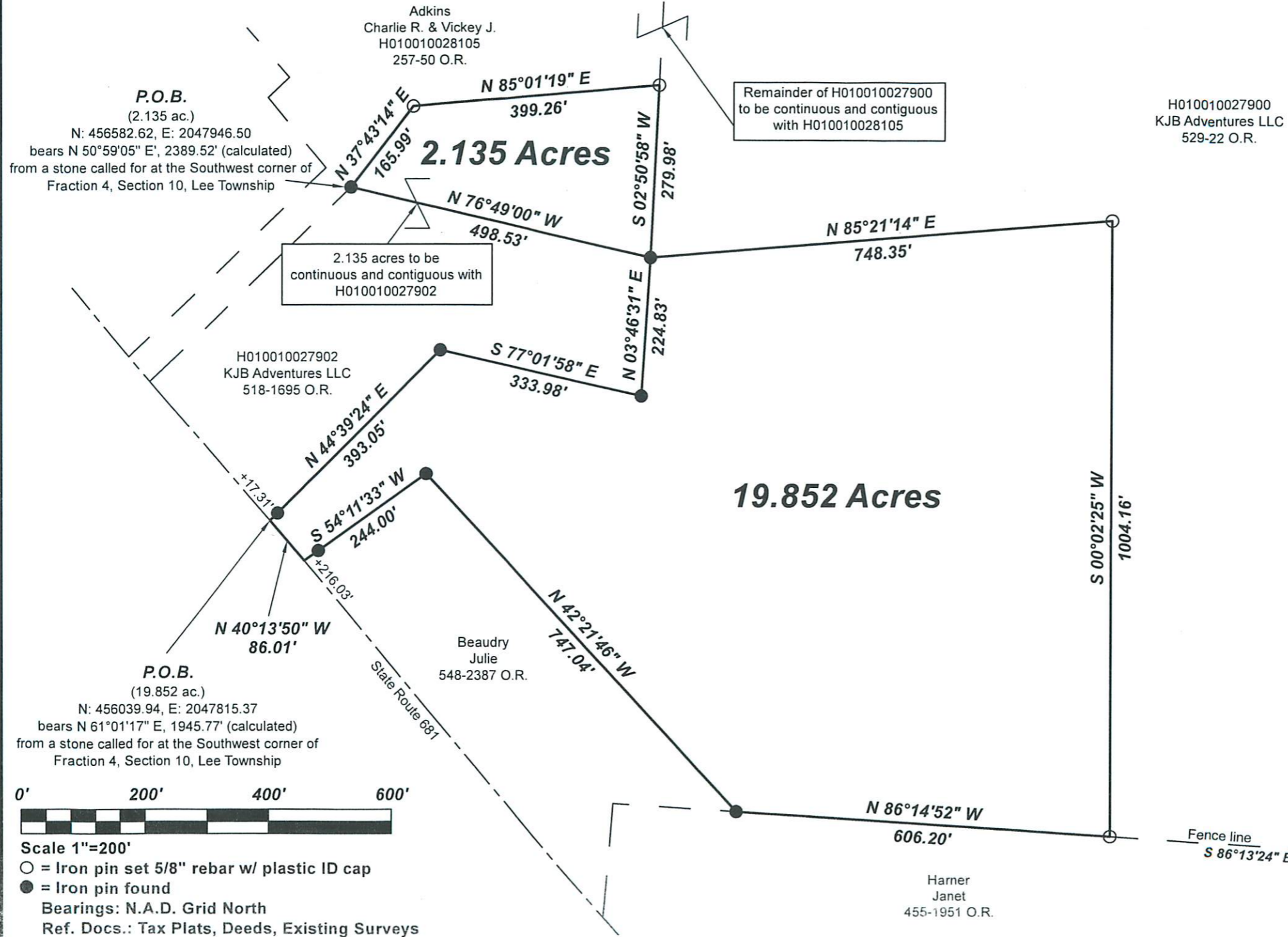
*John M. Branner*

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.

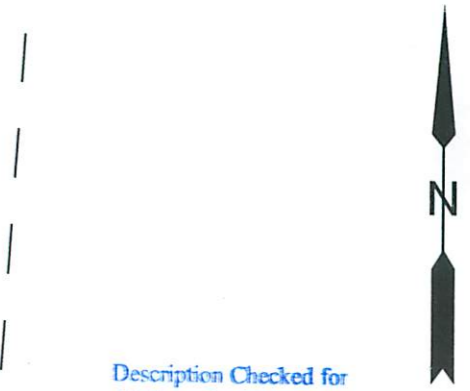
**P.O.B.**  
 (19.852 ac.)  
 N: 456039.94, E: 2047815.37  
 bears N 61°01'17" E, 1945.77' (calculated)  
 from a stone called for at the Southwest corner of  
 Fraction 4, Section 10, Lee Township

Beaudry  
 Julie  
 548-2387 O.R.

Harner  
 Janet  
 455-1951 O.R.



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: *John M. Branner*  
 DATE: 8/31/20

Survey of Two Tracts  
 Situated 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'