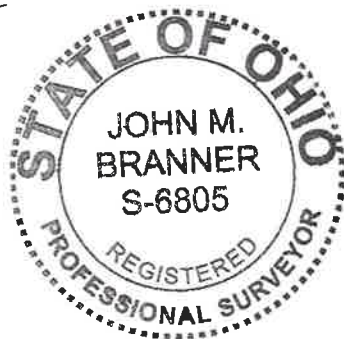


**DESCRIPTION OF A 0.85 ACRE TRACT
(To be continuous and contiguous with Mullett Tract (497-818 O.R.)**

Situated in Section 26, T.4, R.13, Lodi Township , Athens County, Ohio and being more particularly described as follows:
Beginning at an iron pin set that bears N 3° 37' 16" E, 1441.51 feet from the South-west corner of Section 26;
Thence, along the line of Lawson (47-155 O.R.)
S 79° 30' 32" E, 742.09 feet to an iron pin found passing a "stone" as called for in a previous survey at 10.81 feet;
S 75° 04' 08" E, 20.29 feet to a point;
Thence, on a line running through Mullett (497-818 O.R.) and on the quarter-quarter section-line:
N 86° 36' 38" W, 756.67 feet to a point;
Thence, along the line of Equity Trust Company Custodian (469-1952 O.R.)
N 3° 37' 16" E, 95.81 feet to the point of beginning and containing 0.85 acres.
Said 0.85 acre tract is to be continuous and contiguous with Mullett Tract (487-818 O.R.)
Subject to all easements and rights of way of record.
Iron pins set are 5/8"x30" long rebar with plastic I.D. cap stamped Branner P.S. 6805
Bearing: N.A.D. 83 – Ohio South Zone.
The attached plat is to be considered an integral part of this description.

The above description is based on a field survey completed October 2023 by John M. Branner P.S. 6805

John M. Branner



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 11/7/23



Parcel #: J010010033401
MEEKS GREGORY LEE ET AL
Deed Ref: 304-2183 O.R.

Parcel #: J010010033600
MEEKS GREGORY LEE ET AL
Deed Ref: 304-2183 O.R.

Parcel #: J010010033405
EQUITY TRUST COMPANY CUSTODIAN
Deed Ref: 469-1952 O.R.

Notes:

To be continuous and contiguous with Mullett (497-818 O.R.) and quit claimed to Mullett to resolve ambiguity.

**S.W. Cor. of Sec. 26 was calculated from O.D.OT. U.S.33

Survey Center-line monuments that referenced an existing stone presumed to be obliterated by subsequent construction.

*** Stone was accepted as a 1/4-1/4 Sec. Cor in previous surveys and was found to be in error.

S.W. Cor. of Sec. 26**

PETERSON TIMOTHY
Deed Ref: 585-556 O.R.

BIRCH CANDICE C TRUSTEE
DEED REF 483-1648 O.R.

Parcel #: J010010033700
Owner: LAWSON AUSTIN G
Deed Ref: 47-155 O,R,

Parcel #: J010010033706
KROUTEL JOHN & DEBORA
Deed Ref: 415-2004or

Parcel #: J010010033701
MULLETT KEITH
Deed Ref: 497-818 O.R.

S 86° 55' 59" E
589.63'
Intersection
of old fence-lines

Coe Z Right Rd.

Possum Hollow Rd.

mag nail
set in
bridge

14.84 AC.

0.85 Acres *

Pratt's Fork

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *John M. Branner*
DATE: 11/7/23

Creek

Line	Bearing	Distance
1	S 38° 56' 20" W	69.00'
2	S 55° 04' 50" W	49.78'
3	S 35° 09' 15" W	66.88'
4	S 26° 06' 50" W	174.98'
5	S 36° 59' 26" W	156.80'
6	S 19° 38' 32" W	113.50'
7	S 2° 38' 17" E	67.53'
8	S 20° 59' 57" W	57.98'
9	S 2° 30' 11" W	108.94'
10	S 36° 53' 45" W	33.82'

Survey of Two Tracts
in Section 26 , T.4, R.13,
Lodi Township, Athens Co., Oh.

Surveyed October 2023
John M. Branner P.S. 6805
12500 N. Peach Ridge Rd.
Athens , Oh 45701

John M. Branner



Scale 1 inch = 200 feet

● = iron pin found

○ = iron pin set 5/8"x30" rebar

Basis of Bearings Grid North N.A.D. 83 Ohio South Zone
Iron pins set are 5/8"x30" rebar w/ plastic I.D. cap
stamped " Branner P.S. 6805"
Ref. Documents: Tax Plat-Deeds Surveys of record
O.DOT. U.S. 33 R.W. plans- County Surveyors Bk 7-81