

BY: Branner Mullen
DATE: 10/29/19

**Description of a 0.085 Acre Tract
to be continuous and contiguous with Blowers (183-762 O.R.)**

Situated in Section 33, T.5, R.11, Troy Township, Athens County, Ohio and being a part of the land as described in Volume 553, Page 175 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at a stone found at the Southwest corner of the Northwest Quarter of Section 33, thence along the East line of Factor (332-2032 O.R.) and the West line of Section 33, N 02° 57' 51" E, 329.81 feet to an iron pin set and also being the Point of Beginning for the tract of land herein described:

Thence along the East line of Blowers (183-762 O.R.) and the West line of Section 33, N 02° 57' 51" E, 423.72 feet to a point in Township Road 135 (Dixon Road);

Thence along said road,

S 69° 34' 43" E, 18.36 feet to a point;

Thence leaving said road and along a new line created by this survey,

S 05° 21' 44" W, 418.58 feet, passing an iron pin set at 40 feet, to the point of beginning and containing 0.085 acres, which is to be continuous and contiguous with Blowers (183-762 O.R.).

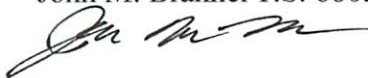
Subject to all easements and rights of way of record.

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 – Ohio South Zone

The above description is based on a field survey completed October, 2019 by

John M. Branner P.S. 6805

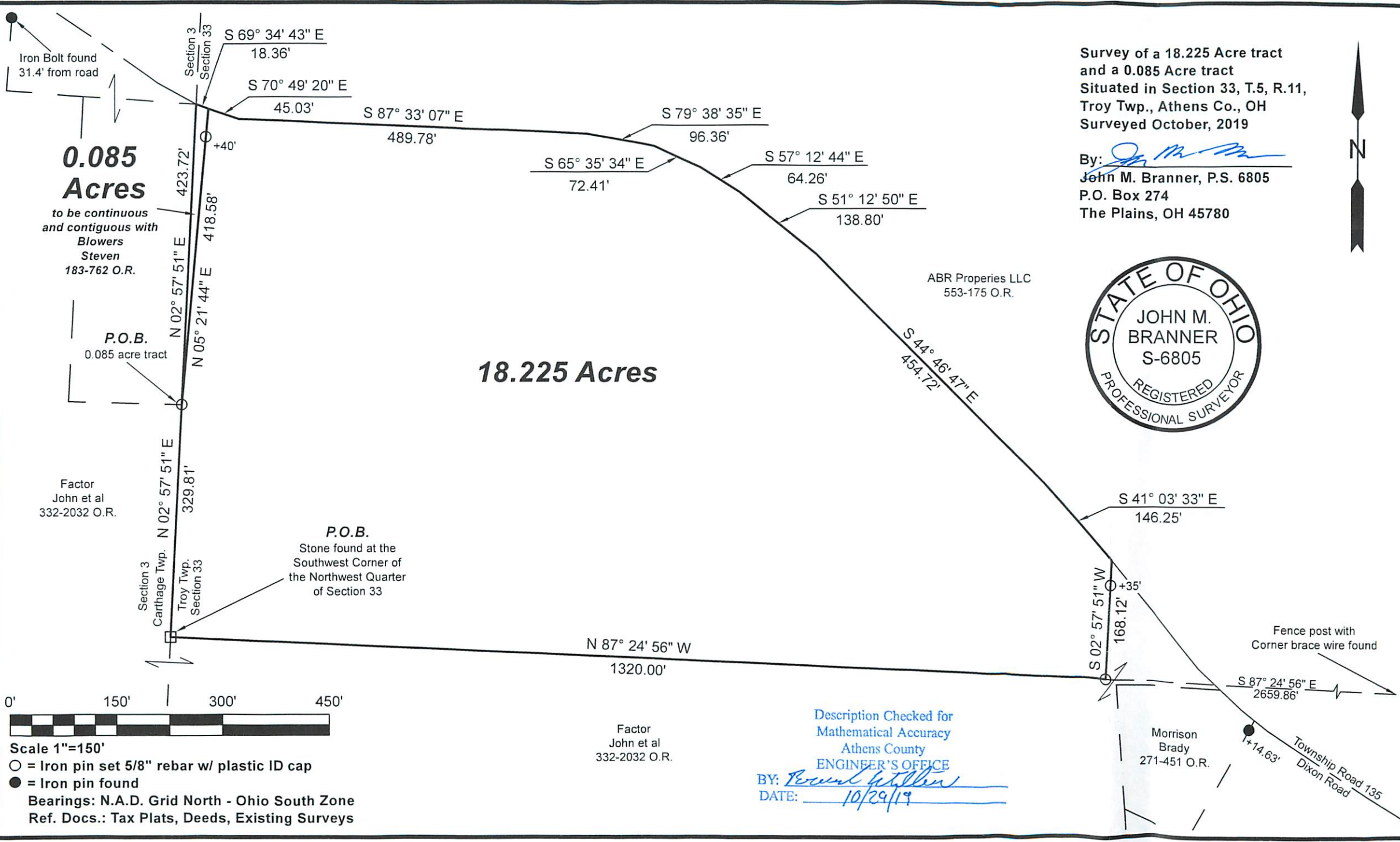


Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

OCT 29 2019

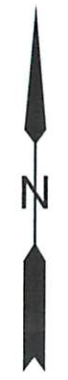
Jill Thompson
Athens County Auditor





Survey of a 18.225 Acre tract
 and a 0.085 Acre tract
 Situated in Section 33, T.5, R.11,
 Troy Twp., Athens Co., OH
 Surveyed October, 2019

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



ABR Properties LLC
 553-175 O.R.

18.225 Acres

0.085 Acres

to be continuous
 and contiguous with
 Blowers
 Steven
 183-762 O.R.

P.O.B.
 0.085 acre tract

Factor
 John et al
 332-2032 O.R.

P.O.B.
 Stone found at the
 Southwest Corner of
 the Northwest Quarter
 of Section 33

Factor
 John et al
 332-2032 O.R.

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Rebecca G. Miller*
 DATE: 10/29/19



Scale 1"=150'
 ○ = 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

Fence post with
 Corner brace wire found

Morrison
 Brady
 271-451 O.R.

Township Road 135
 Dixon Road