

DESCRIPTION OF A 1.707 ACRE TRACT

to be continuous and contiguous with Parcel N010010052301, Brannon (83-533 O.R.)

Situated in Fraction 36, Section 21, T.11, R.15, Waterloo Township, Athens County, Ohio and being a part of Parcel N010010052505 as described in Volume 373, Page 770 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found bearing S 24° 30' 12" W, 1362.68 feet from a 1" iron pin found taken to be the Northeast corner of Section 21:

Thence along the lines of Brannon (83-533 O.R.):

S 33° 27' 14" E, 205.76 feet to an iron pin found;

N 67° 52' 48" E, 217.91 feet to a point in State Route 56;

Thence along said road,

S 23° 44' 18" E, 72.81 feet to a point;

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

S 77° 40' 35" W, 569.04 feet to a point in County Road 6 (Old State Route 56), passing iron pins set at 77.69 feet and 531.44 feet;

Thence along said road:

N 05° 16' 00" E, 97.08 feet to a point;

N 03° 38' 00" W, 129.39 feet to a point;

Thence leaving said road and along the lines of Perko (444-1471 O.R.),

N 76° 09' 00" E, 216.91 feet to the Point of Beginning, passing an iron pin set by a corner post at 49.46 feet and **containing 1.707 acres** which is to be continuous and contiguous with Parcel N010010052301, Brannon (83-533 O.R.).

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch rebar with I.D. Cap stamped "Branner Surveying 8816"

Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed May, 2022 by

Jeb Branner, P.S. 8816

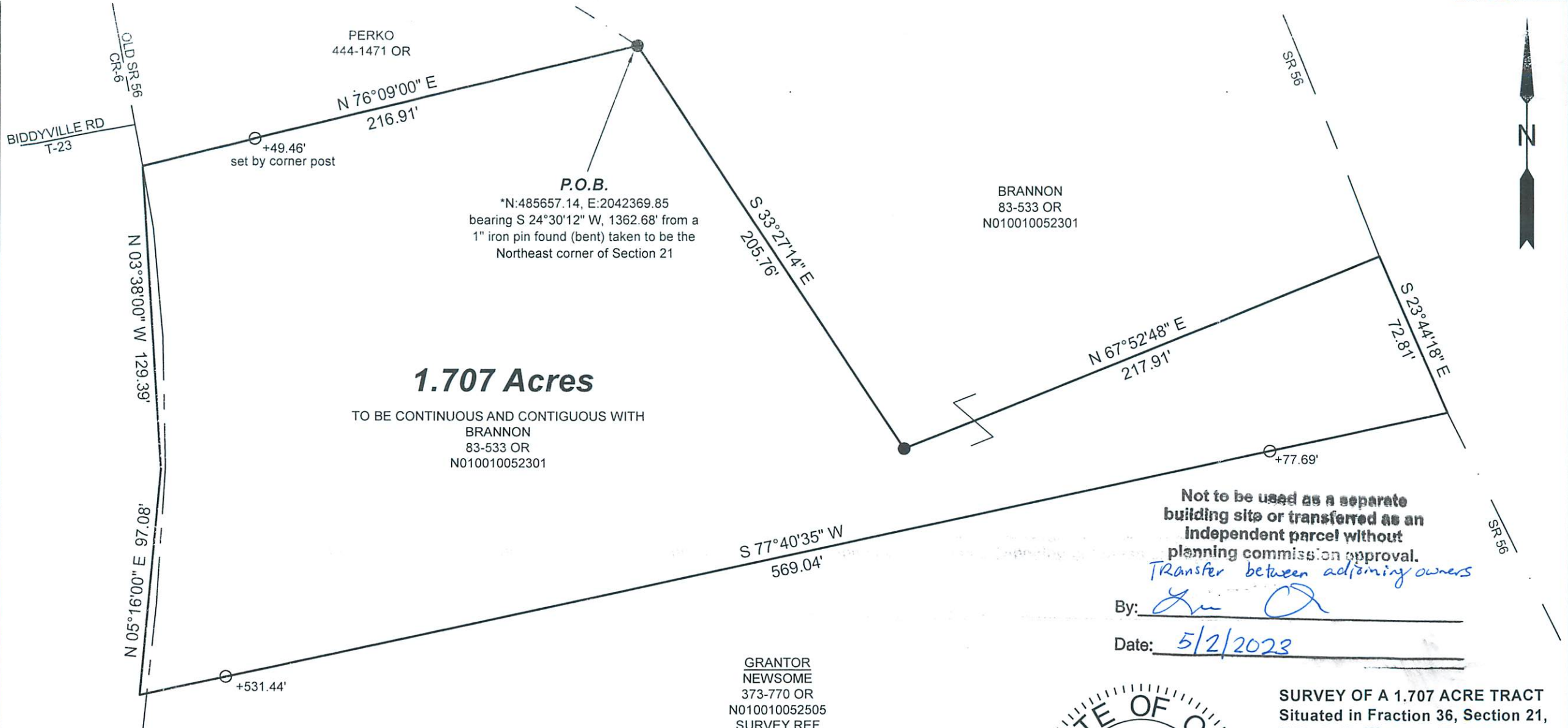


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Perennially*
DATE: 5/25/22

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

MAY 25 2022

Jill Thompson
Athens County Auditor



0' 50' 100' 150'



Scale 1"=50'

○ = Iron pin set 5/8" rebar w/ plastic ID cap

● = Iron pin found

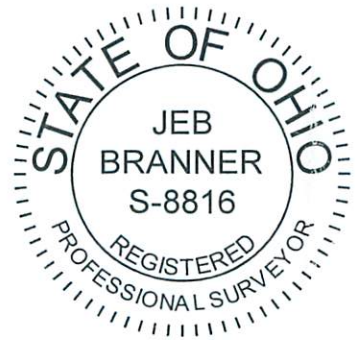
Bearings: N.A.D. 83 - Grid North - Ohio South Zone

Ref. Docs.: Tax Plats, Deeds, Existing Surveys

*Coordinates are to be used for GIS purposes only

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 5/25/22



SURVEY OF A 1.707 ACRE TRACT
Sited in Fraction 36, Section 21,
T.11, R.15, Waterloo Twp.,
Athens Co., OH
Surveyed May, 2022

By: *[Signature]*
Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, OH 45780