

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Baron Mullen
DATE: 11/18/20

EXHIBIT A
Description of a 8.546 Acre Tract
Tract B

Situated in the Northwest Quarter of Section 13, T.12, R.15, York Township, Athens County, Ohio and being a part of Parcel P010010009400 as described in Volume 533, Page 1032 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a stone found at the Southeast corner of the the Northwest Quarter of Section 13:

Thence along the North line of Ohio Franklin Realty LLC (503-2282 O.R.),

N 85° 56' 28" W, 992.88 feet to an iron pin set;

Thence along new lines created by this survey:

N 17° 47' 03" E, 357.82 feet to an iron pin set;

N 65° 47' 23" E, 165.36 feet to an iron pipe found in Township Road 268 (Perry Ridge Rd), passing an iron pin set at 115.73 feet;

Thence along said road the following five courses:

(1) **S 81° 48' 15" E, 153.69 feet** to an iron pipe found;

(2) **S 79° 53' 29" E, 444.15 feet** to a iron pipe found;

(3) **S 86° 06' 58" E, 84.76 feet** to an iron pipe found;

(4) **N 78° 40' 10" E, 51.71 feet** to an iron pipe found;

(5) **N 51° 14' 13" E, 51.27 feet** to an iron pipe found;

Thence leaving said road and along the West line of Ohio Franklin Realty LLC (503-2282 O.R.), **S 04° 43' 28" W, 416.88 feet** to the point of beginning, passing an iron pipe found at 25 feet and an iron pin set at 50.61 feet and **containing 8.546 acres**.

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

All iron pipes found in road were detected and not uncovered

The above description is based on a field survey completed November, 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

NOV 18 2020

Jill Thompson
Athens County Auditor

Gillette
Ryan & April
456-2045 OR

Description Checked for
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Athens County
ENGINEER'S OFFICE

BY: *Jeb Branner*
DATE: 11/18/20

Mellinger
Bernard William
9-766 DR

Line Table		
LINE	BEARING	DISTANCE
L1	S 86°06'58" E	84.76'
L2	N 78°40'10" E	51.71'
L3	N 51°14'13" E	51.27' (D: 51.52')

United States
of America
319-87 DR



Perry Ridge Road
Township Road 268

Spice Lick Road
Township Road 267

N 00°05'42" E
236.02'

S 77°39'51" E
215.17'

S 82°18'27" E
319.68'

S 80°16'31" E
292.20' (D: 291.43')

+49.63'
S 81°48'15" E
153.69' (D: 154.46')

S 79°53'29" E
444.15'

L1 L2 L3
+25'
+50.61'

S 04°43'28" W
416.88'

Tract A 6.950 Acres

Kline
Thurman W & Marlin K, Trustees
533-1032 OR
P010010009400

Kline
Scott & Tamara
532-1145 OR

Tract B 8.546 Acres

Kline
Thurman W & Marlin K, Trustees
533-1032 OR
P010010009400

Ohio Franklin
Realty LLC
503-2282 OR

Ohio Franklin
Realty LLC
503-2282 OR

Iron pin set to replace
stone called for in previous survey

0' 150' 300' 450'



Scale 1"=150'

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

● = Iron pipe found

□ = Stone found

Bearings: N.A.D. Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys
Nov. 1977 Survey of 15.499 acres by
Lewis M. Tolbert R.S. 5727

P.O.B.
Tract A

P.O.B.
Tract B

Survey of a 6.950 Acre Tract A
& a 8.546 Acre Tract B,
Situated in the Northwest Quarter
of Section 13, T.12, R.15,
York Twp., Athens Co., OH
Surveyed November, 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



Ohio Franklin
Realty LLC
503-2282 OR

N: 505558.69, E: 2046967.24
Stone found
at the Southeast corner
of the Northwest Quarter
of Section 13
(Center of Section)

Note: Iron pipes found in road were detected and not uncovered