

DESCRIPTION OF A 30.337 ACRE TRACT
Combining Parcels B010010049300 & B010010049200
and to be continuous and contiguous with Raduege (295-676 O.R.)

Situated in Farm Lots 1 & 5, Section 11, T.8, R.14, Alexander Township, Athens County, Ohio and being all of Parcels B010010049300 & B010010049200 as described in Volume 573, Page 1957 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a stone found at the Southwest corner of Farm Lot 5:

Thence along the East line of French (573-1957 O.R.),

N 05° 09' 24" E, 130.01 feet to a point on the face of an eroding high wall, passing an iron pin set at 101.18 feet and a witness pin set bearing N 82° 41' 41" W, 3.41 feet;

Thence along the South lines of Johnson (516-1072 O.R.) the following three courses:

(1) **N 48° 49' 53" E, 616.23 feet** to an iron pin set;

(2) **N 71° 50' 24" E, 727.84 feet** to an iron pin found;

(3) **N 69° 24' 31" E, 218.75 feet** to an iron pin found;

thence along the West lines of Pratt (186-121 O.R.) and Raduege (295-676 O.R.),

S 03° 45' 02" W, 1369.76 feet to a point in a pond, passing a T-post at 695.86 feet that bears 1.63 feet East of the line;

Thence along the North line of Childs (275-1163 O.R.),

N 77° 25' 27" W, 689.04 feet to an iron pin found;

Thence along the North line of Presutti (242-337 O.R.),

S 82° 47' 29" W, 656.87 feet to an iron pin found on the West line of Farm Lot 1 (Section 11);

Thence along West line of Farm Lot 1 (Section 11) and the East line of French (573-1957 O.R.),

N 05° 11' 47" E, 462.21 feet to the Point of Beginning and **containing 30.337 acres total** of which 18.400 acres are contained within Parcel B010010049300 (Farm Lot 5, Section 11) and 11.937 acres are contained within Parcel B010010049200 (Farm Lot 1, Sections 10 & 11).

Subject to all easements and rights-of-ways of record

All iron pins set are 5/8 inch by 30 inch rebar with plastic I.D. cap stamped "Branner P.S. 6805"

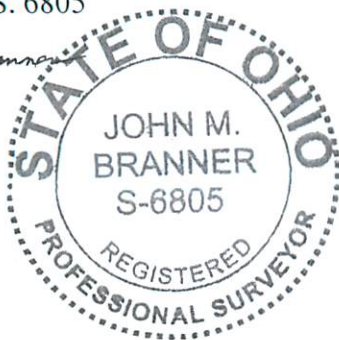
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed April, 2021 by

Jeb Branner, S.I., under the supervision of:

John Branner P.S. 6805

John M. Branner



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

MAY 05 2021

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *William*
DATE: 5/5/21

