

DESCRIPTION OF A 19.955 ACRE TRACT

Situated in Farm Lots 4 & 5 Section 17, T.8, R.14, Alexander Township, Athens County, Ohio and being a part of Parcel B010010049800 and all of Parcel B010010049900 as described in Volume 568, Page 1173 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a stone found (split), taken to be the Northeast corner of Farm Lot 4:

Thence along the South line of Oxley (203-27 O.R.),

S 84° 56' 07" E, 404.25 feet to a point in Township Road 55 (Oxley Road), passing an iron pin set at 381.02 feet;

Thence along said road the following seven courses:

(1) **S 12° 27' 59" W, 362.65 feet** to a point;

(2) **S 17° 03' 58" W, 412.96 feet** to a point;

(3) **S 13° 01' 52" W, 307.74 feet** to a point;

(4) **S 19° 42' 10" W, 102.91 feet** to a point;

(5) **S 39° 22' 10" W, 66.05 feet** to a point;

(6) **S 44° 50' 19" W, 164.33 feet** to a point;

(7) **S 41° 36' 22" W, 100.04 feet** to a point;

Thence along a new line created by this survey,

N 53° 29' 55" W, 449.81 feet to an iron pin set, passing an iron pin set at 24.21 feet;

Thence along the East line of Niese (597-1496 O.R.),

N 06° 36' 19" E, 1182.62 feet to a stone found (split);

Thence along the South line of Oxley (15-550 O.R.),

S 86° 56' 56" E, 351.12 feet to the Point of Beginning and **containing 19.955 acres.**


Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"


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

The attached map is considered to be an integral part of this description and to be included in any future transfers.

The above description is based on a field survey completed April, 2023 by


Jeb Branner, P.S. 8816
740-592-5778
P.O. Box 274
The Plains, Ohio 45780

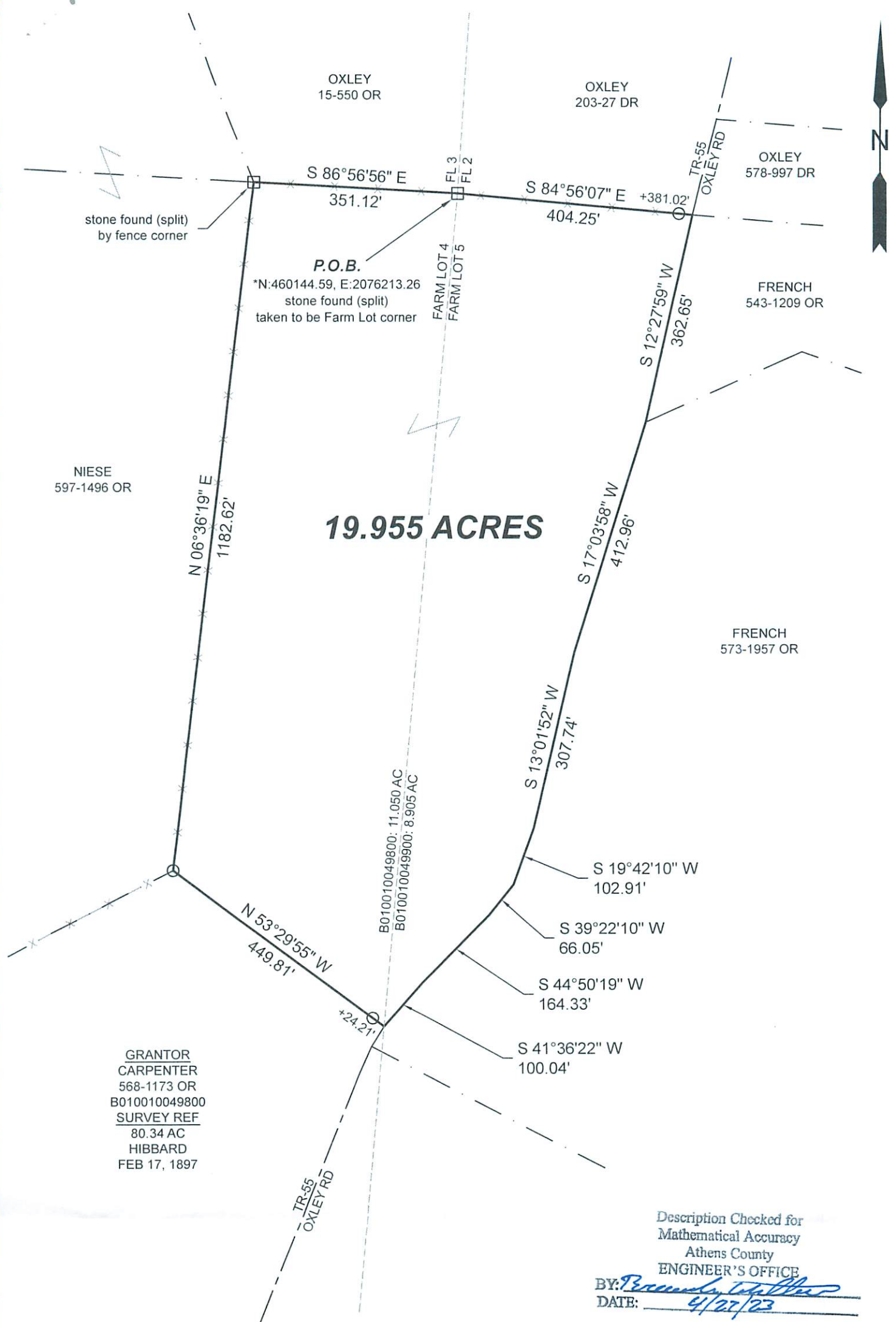


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 4/27/23

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

APR 27 2023

Jill Thompson
Athens County Auditor



19.95 ACRES

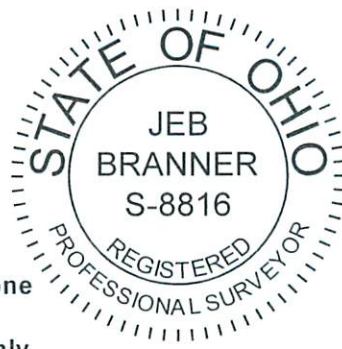
GRANTOR
CARPENTER
568-1173 OR
B010010049800
SURVEY REF
80.34 AC
HIBBARD
FEB 17, 1897

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Jeb Branner*
DATE: 4/27/23



- Scale 1"=200'
- = Iron pin set 5/8" rebar w/ plastic ID cap
 - = Iron pin found unless otherwise noted
 - = Stone 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



SURVEY OF A 19.95 ACRE TRACT
Situated in Farm Lots 4 & 5,
Section 17, T.8, R.14,
Alexander Twp., Athens Co., OH
Surveyed Completed April, 2023

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