

## Description of a 5.551 Acre Tract

Situated in Farm Lots 2 & 3, of the North half of Section 18, T.8, R.14, Alexander Township, Athens County, Ohio and being a part of B010010029400 (Fourth Tract, Parcel Three), and B010010029300 (Fourth Tract, Parcel Two) as described in Volume 503, Page 502 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at a point in Township Road 59 (Bassett Road), bearing S 40°14'53" E, 24.58 feet (calculated) from the Southwest corner of Farm Lot 1:

Thence along new lines created by this survey:

**S 16° 27' 05" W, 331.51 feet** to an iron pin set, passing an iron pin set at 16.62 feet;

**S 83° 47' 14" W, 694.42 feet** to an iron pin set on the East line of Ross (503-502 O.R., Second Tract, Parcel One, B010010030400)

Thence along the East line of Ross (B010010030400),

**N 04° 09' 09" E, 210.00 feet** to an iron pin found at the Southeast corner of Leax Water District (304-36 D.R.);

Thence along the East line of Leax Water District (304-36 D.R.) and (469-2624 O.R.),

**N 04° 09' 09" E, 190.00 feet** to a point in Township Road 59 (Bassett Road), passing an iron pin set at 172.02 feet and with an iron pin found, bearing N 04° 09' 09" E, 10.23 feet;

Thence along said road the following 4 courses:

(1) **S 77° 37' 50" E, 163.04 feet** to a point;

(2) **S 87° 32' 52" E, 125.05 feet** to a point;

(3) **N 85° 16' 39" E, 430.50 feet** to a point;

(4) **S 88° 36' 03" E, 42.03 feet** to the point of beginning and **containing 5.551 acres total**, of which 5.538 acres are contained within B010010029400 (Farm Lot 3) and 0.013 acres are contained within B010010029300 (Farm Lot 2).

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 July, 2020 by

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

John M. Branner P.S. 6805

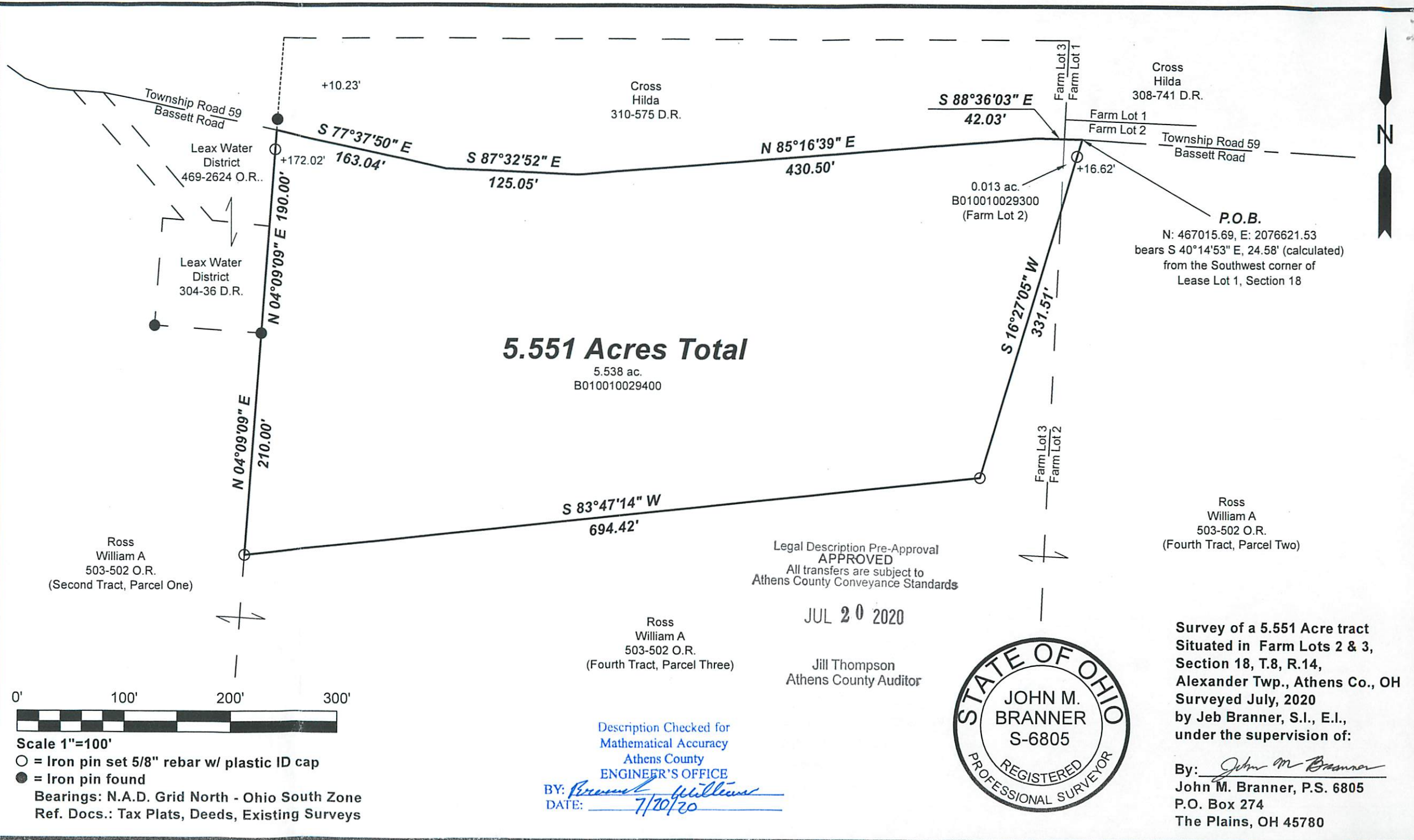
*John M. Branner*



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

JUL 20 2020

Jill Thompson  
Athens County Auditor



**5.551 Acres Total**

5.538 ac.  
B010010029400

Ross William A  
503-502 O.R.  
(Second Tract, Parcel One)

Ross William A  
503-502 O.R.  
(Fourth Tract, Parcel Three)

Legal Description Pre-Approval  
**APPROVED**  
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Athens County Auditor



Survey of a 5.551 Acre tract  
Situated in Farm Lots 2 & 3,  
Section 18, T.8, R.14,  
Alexander Twp., Athens Co., OH  
Surveyed July, 2020  
by Jeb Branner, S.I., E.I.,  
under the supervision of:

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



Scale 1"=100'  
○ = 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

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: James M. Williams  
DATE: 7/20/20

**P.O.B.**  
N: 467015.69, E: 2076621.53  
bears S 40°14'53" E, 24.58' (calculated)  
from the Southwest corner of  
Lease Lot 1, Section 18