

## Description of a 17.039 Acre Tract Tract A

Situated in Farm Lot 1, Section 19, T.8, R.14, Alexander Township, Athens County, Ohio and being a part of Parcel B010010075900 as described in Volume 578, Page 1467 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Commencing at** a stone found at the Northeast corner of Farm Lot 1 and also being the **Point of Beginning** for the survey herein described:

Thence along the West lines of Boring (108-152 O.R.) and Douglas (121-415 O.R.);

**S 03° 54' 04" W, 628.57 feet** to an iron pin set;

Thence along a new line created by this survey,

**N 85° 26' 16" W, 1541.16 feet** to a point on Township Road 44 (Sandusky Road), passing an iron pin set at 1494.68 feet;

Thence along said road the following three (3) courses:

(1) **N 05° 50' 55" W, 171.84 feet** to a point;

(2) **N 03° 10' 02" E, 89.88 feet** to a point;

(3) **N 11° 02' 26" E, 128.74 feet** to a point;

Thence leaving said road and along the lines of Buckley (558-2655 O.R.):

**S 86° 01' 43" E, 1001.48 feet** to an iron in found, passing iron pins found at 27.31 feet and 170.77 feet;

**N 02° 19' 19" E, 225.78 feet** to an iron pin found;

Thence along the South line of Carsey (209-652 O.R.),

**S 86° 01' 55" E, 560.05 feet** to the Point of Beginning and **containing 17.039 acres.**

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

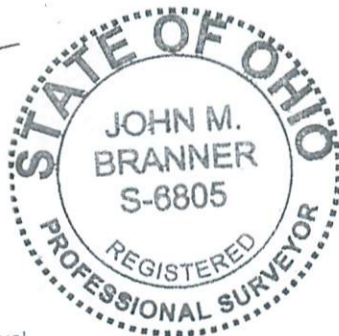
All iron pins set are 5/8 inch by 30 inch rebar with plastic I.D. cap stamped "Branner P.S. 6805"

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

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

John Branner P.S. 6805

*John M. Branner*



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

MAR 25 2021

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Bernard Williams*  
DATE: 3/25/21

## Description of a 40.333 Acre Tract Tract B

Situated in Farm Lot 1, Section 19, T.8, R.14, Alexander Township, Athens County, Ohio and being a part of Parcel B010010075900 as described in Volume 578, Page 1467 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Commencing at** a stone found at the Northeast corner of Farm Lot 1, thence S 03° 54' 04" W, 628.57 feet to an iron pin set and also being the **Point of Beginning** for the survey herein described:

Thence along the West lines of Douglas (121-415 O.R.) and Martin (497-38 O.R.),

**S 03° 54' 04" W, 703.51 feet** to an iron pin set by a fence post;

Thence along the West line of Clark (477-2321 O.R.),

**S 04° 47' 18" W, 301.67 feet** to an iron pin set;

Thence along a new line created by this survey,

**S 64° 48' 33" W, 1164.35 feet** to a point in County Road 69 (Chase Road), passing an iron pin set at 1119.13 feet;

Thence along said road the following four (4) courses:

(1) **N 10° 08' 10" W, 124.77 feet** to a point;

(2) **N 20° 08' 11" W, 95.86 feet** to a point;

(3) **N 28° 10' 32" W, 63.54 feet** to a point;

(4) **N 29° 58' 13" W, 74.62 feet** to a point at the intersection of C.R. 69 and Township Road 44 (Sandusky Road);

Thence along Township 44 (Sandusky Road) the following five (5) courses:

(1) **N 02° 25' 51" E, 55.16 feet** to a point;

(2) **N 15° 55' 20" W, 125.45 feet** to a point;

(3) **N 14° 42' 42" W, 273.85 feet** to a point;

(4) **N 12° 38' 22" W, 272.96 feet** to a point;

(5) **N 12° 15' 17" W, 593.75 feet** to a point;

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

**S 85° 26' 16" E, 1541.16 feet** to the Point of Beginning, passing an iron pin set at 46.48 feet and **containing 40.333 acres.**

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

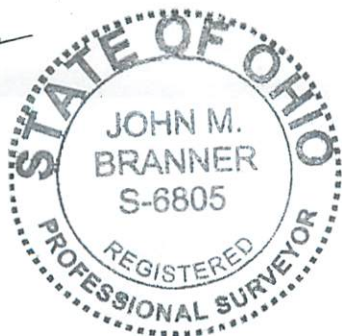
All iron pins set are 5/8 inch by 30 inch rebar with plastic I.D. cap stamped "Branner P.S. 6805"

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

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

John Branner P.S. 6805

*John M. Branner*



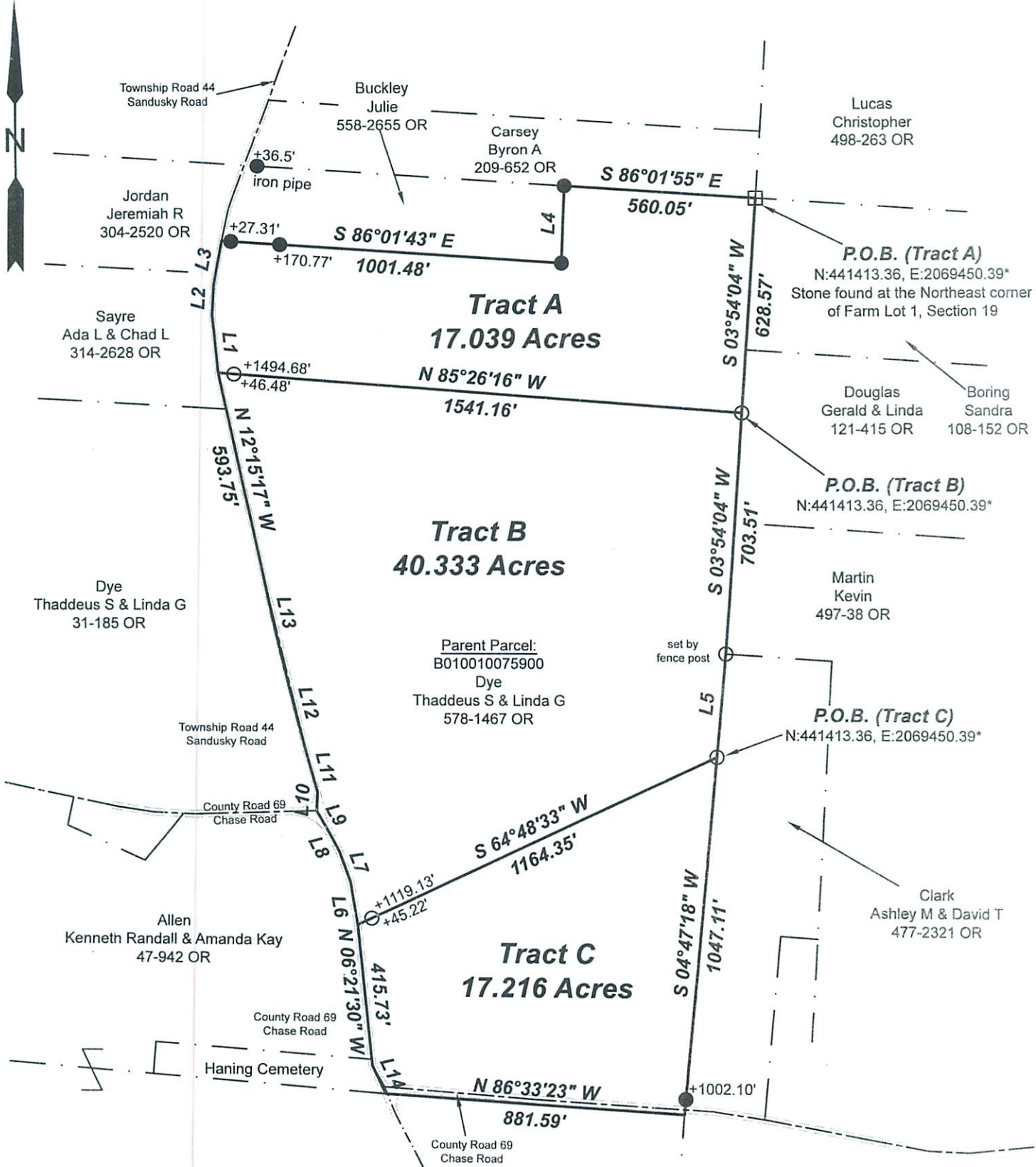
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MAR 25 2021

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Branner*  
DATE: 3/25/21



**Line Table**

LINE	BEARING	DISTANCE
L1	N 05°50'55" W	171.84'
L2	N 03°10'02" E	89.88'
L3	N 11°02'26" E	128.74'
L4	N 02°19'19" E	225.78'
L5	S 04°47'18" W	301.67'
L6	N 10°08'10" W	124.77'
L7	N 20°08'11" W	95.86'
L8	N 28°10'32" W	63.54'
L9	N 29°58'13" W	74.62'
L10	N 02°25'51" E	55.16'
L11	N 15°55'20" W	125.45'
L12	N 14°42'42" W	273.85'
L13	N 12°38'22" W	272.96'
L14	N 26°10'10" W	91.08'

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Rebecca Williams*  
 DATE: 3/25/21



Scale 1"=100'  
 ○ = Iron pin set 5/8" rebar w/ plastic ID cap  
 ● = Iron pin found  
 □ = Stone found  
 Bearings: N.A.D. Grid North - Ohio South Zone  
 Ref. Docs.: Tax Plats, Deeds, Existing Surveys  
 \*Coordinates to be used for GIS purposes only



Survey of three tracts  
 Situated in Farm Lot 1,  
 Section 19, T.8, R.14,  
 Alexander Twp., Athens Co., OH  
 Surveyed January, 2021

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