

Description of a 17.216 Acre Tract Tract C

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, 1332.08 feet to an iron pin set by a fence post, passing an iron pin set at 628.57 feet; thence along the West line of Clark (477-2321 O.R.), S 04° 47' 18" W, 301.67 feet to an iron pin set and also being the **Point of Beginning** for the survey herein described:

Thence along the West line of Clark (477-2321 O.R.),
S 04° 47' 18" W, 1047.11 feet to a point on the South line of Farm Lot 1 and the South side of County Road 69 (Chase Road), passing an iron pin found at 1002.10 feet;
Thence along the North line of Ferris (507-607 O.R.),
N 86° 33' 23" W, 881.59 feet to a point at the intersection of County Road 69 (Chase Road) and Township Road 43 (Pugh Road);
Thence along County Road 69 (Chase Road):
N 26° 10' 19" W, 91.08 feet to a point;
N 06° 21' 30" W, 415.73 feet to a point;
Thence leaving said road and along a new line created by this survey,
N 64° 48' 33" E, 1164.35 feet to the Point of Beginning, passing an iron pin set at 45.22 feet and **containing 17.216 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

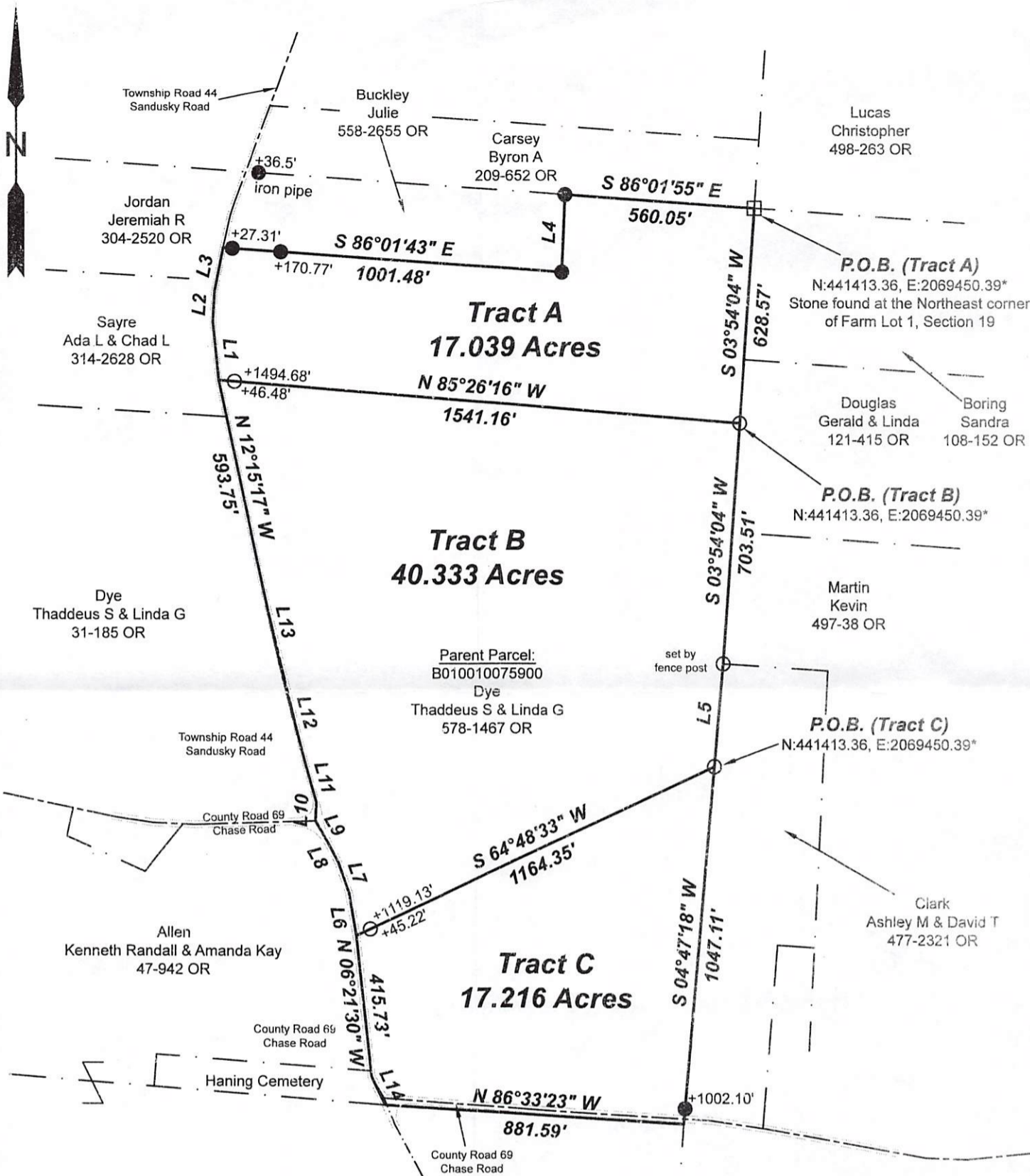


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Bryan W. Williams*
DATE: 3/25/21

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

MAR 25 2021

Jill Thompson
Athens County Auditor



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: Praveen Williams
 DATE: 3/25/21

0' 100' 200' 300'
 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