

**DESCRIPTION OF A 47.648 ACRE TRACT
TRACT B**

To be continuous and contiguous with Parcel B010010067203, Ashcraft (347-1745 O.R.)

Situated in Lease Lot 1 (Section 21), T.8, R.14, Alexander Township, Athens County, Ohio and being parts of Parcels B010010066200 & B010010066300, as described in Volume 425, Page 1127 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set at the Northeast corner of Lease Lot 1 (Section 21):

Thence along the lines of Niggemeyer (435-848 O.R.),
S 03° 26' 44" W, 530.08 feet to an iron pin found;
Thence along the lines of Jones (164-167 O.R.), and Crawford (467-1846 O.R.),
S 03° 50' 11" W, 638.99 feet to an iron pin found;
Thence along the lines of Watson (520-707 O.R.),
N 86° 10' 41" W, 400.00 feet to an iron pin found;
S 03° 49' 19" W, 550.00 feet to an iron pin found;
Thence along a new line created by this survey,
S 09° 18' 17" E, 388.62 feet to an iron pipe found;
Thence along the lines of Ashcraft (2-752 O.R.),
N 86° 51' 45" W, 385.01 feet to an iron pipe found;
Thence along the lines of Ashcraft (381-545 O.R.),
N 86° 10' 35" W, 589.62 feet to an iron pin found;
Thence along the lines of Ashcraft (347-1745 O.R.),
N 03° 46' 07" E, 422.83 feet to an iron pin found;
N 77° 21' 52" W, 464.13 feet to an iron pin found;
Thence along the lines of Jeffers (298-621 D.R.) the following three courses:
(1) **N 03° 47' 09" E, 833.33 feet** to a stone found;
(2) **S 85° 37' 17" E, 1313.88 feet** to an iron pin set;
(3) **N 03° 51' 01" E, 790.20 feet** to an iron pin set;
Thence along the lines of Ervin (319-585 O.R.),
S 85° 49' 50" E, 428.39 feet to the Point of Beginning, passing an iron pin found at 33.54 feet and **containing 47.648 acres total**, of which 46.325 acres are contained within parcel B010010066200, 1.323 acres are contained within parcel B010010066300, and to be continuous and contiguous with Parcel B010010067203, Ashcraft (347-1745 O.R.).

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch rebar with I.D. Cap stamped "Branner Surveying 8816"

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

The above description is based on a field survey completed January, 2022 by
Jeb Branner, P.S. 8816

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

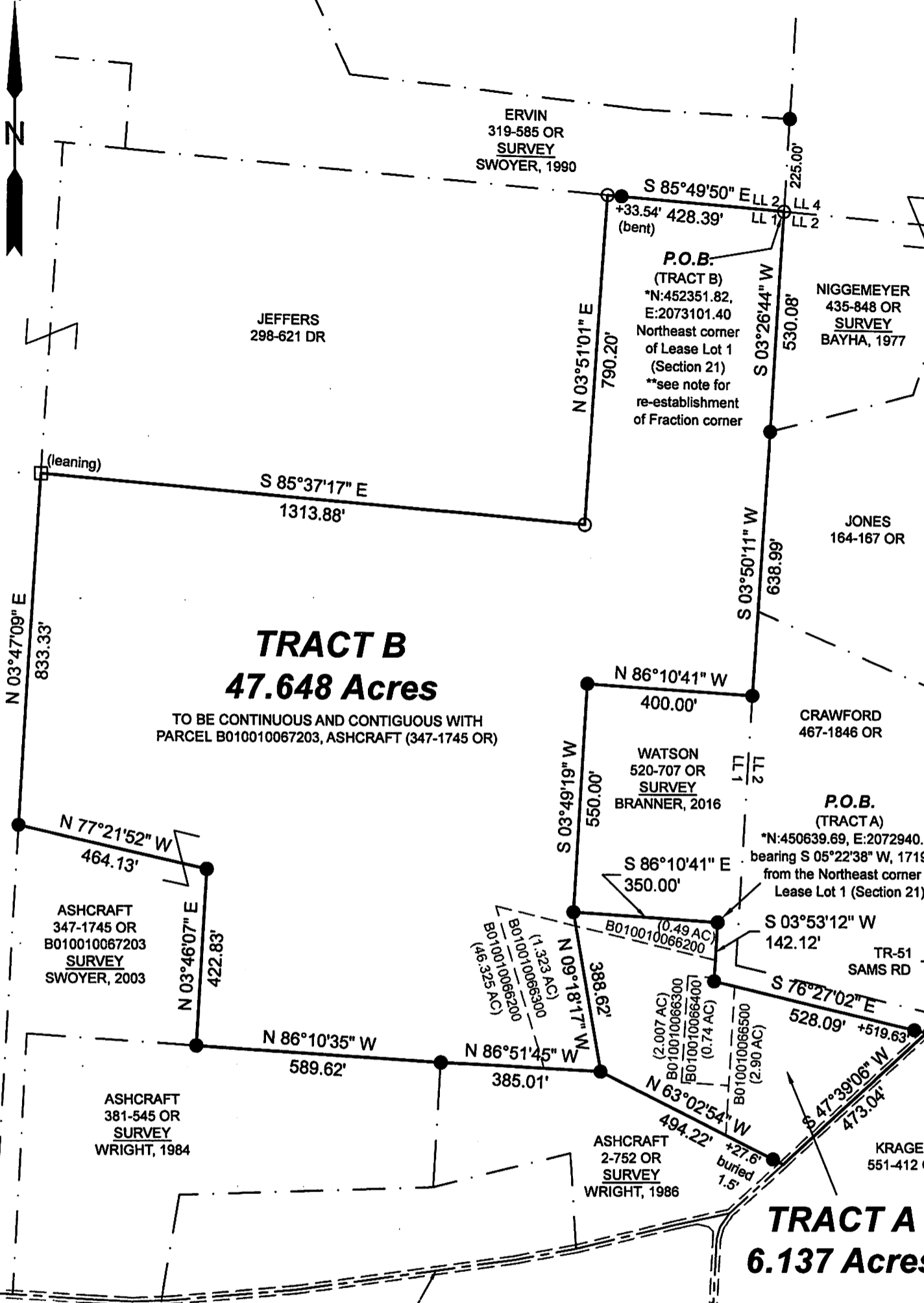
FEB 14 2022



Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Branner
DATE: 2/14/22



TRACT B
47.648 Acres

TO BE CONTINUOUS AND CONTIGUOUS WITH
PARCEL B010010067203, ASHCRAFT (347-1745 OR)

TRACT A
6.137 Acres

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Robert J. Branner*
DATE: 2/14/22

0' 300' 600' 900'



Scale 1"=300'

○ = Iron pin set 5/8" rebar w/ plastic ID cap

● = Iron pin/pipe found

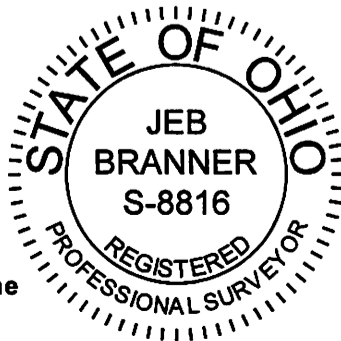
□ = Stone found

Bearings: N.A.D. 83 - Grid North - Ohio South Zone

Ref. Docs.: Tax Plats, Deeds, Existing Surveys

*Coordinates are to be used GIS purposes only

**Vol 7-8, Page 197 Engineer's Records & Swoyer, 1984 Survey



SURVEY OF TWO TRACTS
Situated in Lease Lot 1 (Section 21),
T.8, R.14, Alexander Twp.,
Athens Co., OH
Surveyed January, 2022

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