

DESCRIPTION OF A 14.56 ACRE TRACT

Situated in F. L.#3, Section 22, T.8, R.14 Alexander Township, Athens County, Ohio and being a part of a Parcel 2 ,Third Tract as described in Volume 603, Page 1175 O.R. (P.I.D.# B010010062500) and being more particularly described as follows:

Commencing at a stone found at the North-east corner of F.L.#3, Section 22, T.8, R.14, Alexander Township, Athens County, Ohio .

Thence N 86° 19' 00" W, 1507.62 feet to a stone found on the west-line of Section 22, said stone being the point of beginning for the tract of land herein described:

Thence, along the South-line of an Athens Quality Rentals L.L.C. tract (P.I.D. # B010010062600):

S 86° 19' 00" E, 509.95 feet to an iron pin set;

Thence, along a new line created by this survey:

S 10° 19' 39" W, 131.61 feet to an iron pin found at the North-west corner of the Athens Quality Rentals L.L.C. 5.729 acre tract, (603-1083 O.R. ,P.I.D.# B010010062503)

Thence, along the west line of said tract:

S 10° 14' 27" W, 1287.95 feet to a point in Williams Road (Twp. Rd. 55-A), passing an iron pin found at 1259.51 feet;

Thence, along said road:

S 64° 08' 25" W, 222.81 feet to a point;

S 68° 48' 04" W, 165.03 feet to a point;

Thence, leaving said road and along the East-lines of Roy A. Brooks (538-1212 O.R., 563-1902 O.R.) and Bradley M. Brooks (601-1236 O.R.) and the West-line of Section 22:

N 3° 32' 10" E, 1589.56 feet, passing an iron pin set at 43.77 feet, an iron pin found at 672.15 feet to the point of beginning and containing 14.56 acres.

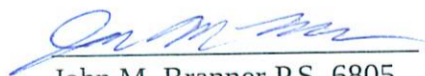
Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped

Branner Surveying P.S. 6805

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

The above description is based on a field survey completed February 2024.



John M. Branner P.S. 6805
12500 N. Peach Ridge Rd.
Athens , Oh. 45701
740-541-0350

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Di S. Sw
DATE: 2/12/24



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

FEB 12 2024

Jill Davidson
Athens County Auditor

B010010062600
ATHENS QUALITY RENTALS LLC
603-1175 O.R.

B010010062200
BROOKS BRADLEY M ETAL
601-1236 O.R.

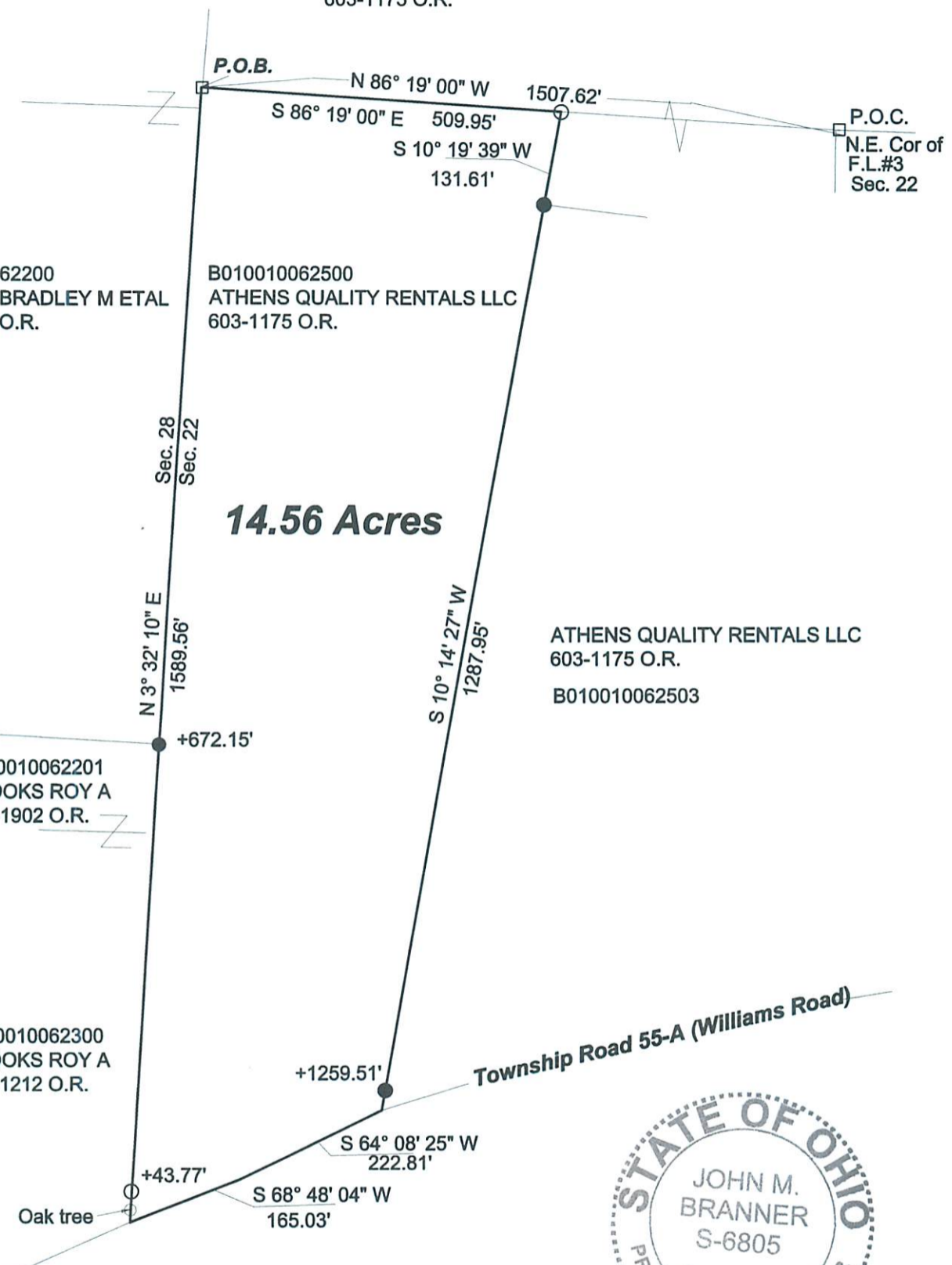
B010010062500
ATHENS QUALITY RENTALS LLC
603-1175 O.R.

14.56 Acres

ATHENS QUALITY RENTALS LLC
603-1175 O.R.
B010010062503

B010010062201
BROOKS ROY A
563-1902 O.R.

B010010062300
BROOKS ROY A
538-1212 O.R.



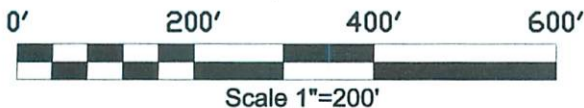
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *John M. Branner*
DATE: 2/12/24

**Survey of a 14.56 ac. Tract
Situated in Farm Lot 3,
Section 22, T.8, R.14,
Alexander Twp., Athens Co., OH
Surveyed February, 2024
by:**



By: *John M. Branner*
**John M. Branner, P.S. 8605
P.O. Box 274
The Plains, OH 45780**



- = Stone fd.
- = 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