

BY: Branner
DATE: 12/16/19

Description of a 0.404 Acre Tract

to be continuous and contiguous with Roy A. & Karen Sue Brooks 3.07 Acre Tract (538-1212 O.R.)

Situated in Farm Lot 1, Section 28, T.8, R.14, Alexander Township, Athens County, Ohio and being a part of the land as described in Volume 281, Page 527 of the Deed Records of Athens County, Ohio and being more particularly described as follows:

Commencing at the the Northeast corner of Farm Lot 1, thence S 03° 22' 49" W, 908.45 feet to an iron pin set and also being the **Point of Beginning** for the tract of land herein described:

Thence along the West line of Jeffers (307-594 O.R.),

S 03° 22' 49" W, 60.62 feet to an iron pin set at the Northwest corner of Brooks (538-1212 O.R.);

Thence along the North line of Brooks,

S 78° 47' 40" W, 202.54 feet to an iron pipe found;

Thence along new lines created by this survey,

N 09° 11' 43" E, 126.74 feet to an iron pin set;

S 82° 06' 19" E, 183.74 feet to the point of beginning and **containing 0.404 acres**, which is to be continuous and contiguous with Roy A. & Karen Sue Brooks 3.07 Acre Tract (538-1212 O.R.).

Subject to all easements and rights of way of record.

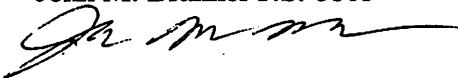
Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

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

The above description is based on a field survey completed December, 2019 by

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

John M. Branner P.S. 6805



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

DEC 11 2019

Jill Thompson
Athens County Auditor

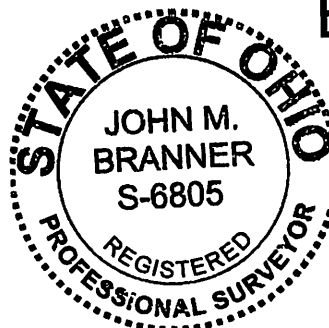


EXHIBIT A



Brooks
Harold & Doris
281-527 D.R.

P.O.B.

908.45'
N 03° 22' 49" E

S 82° 06' 19" E
183.74'

0.404 Acres

to be continuous and contiguous with
Roy A. & Karen Sue Brooks 3.07 Acre Tract
(538-1212 O.R.)

Jeffers
Tina P.
307-594 O.R.

N 09° 11' 43" E
126.74'

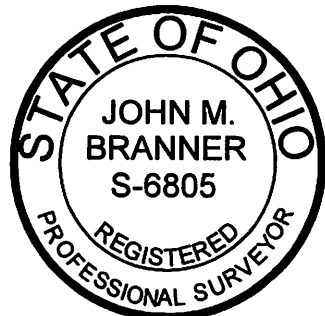
S 03° 22' 49" W
60.62'

S 78° 47' 40" W
202.54'

Brooks
Roy A. & Karen Sue
538-1212 O.R.

N 18° 20' 51" E
109.66'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: John M. Branner
DATE: 12/11/19



Survey of a 0.404 Acre tract
Situating in Farm Lot 1,
Section 28 T.8, R.14,
Alexander Twp., Athens Co., OH
Surveyed December, 2019
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

0' 50' 100' 150'



Scale 1"=50'

- = 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