

## DESCRIPTION OF AN EXISTING 29.101 ACRE TRACT

Situated in Lease Lot 5, Section 35, T.8, R.14, Alexander Township, Athens County, Ohio and being all of Parcel B010010095700 as described in Volume 445, Page 2157 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at an iron pin found bearing N 57° 49' 14" E, 2454.41' (calculated) from an iron pin called for at the Northeast corner of Lease Lot 2, Section 35:

Thence along the North line of Byron (503-1616 O.R.),

**N 86° 16' 40" W, 1152.86 feet** to a point in County Road 78 (Marion Johnson Road), passing an iron pin found at 1103.28 feet;

Thence along said road the following four courses:

(1) **N 08° 17' 50" W, 168.12 feet** to a point;

(2) **N 04° 43' 52" E, 461.84 feet** to a point;

(3) **N 26° 18' 55" E, 93.75 feet** to a point;

(4) **N 34° 38' 43" E, 452.39 feet** to a point;

Thence leaving said road and along the South line of Callaghan (517-2223 O.R.),

**N 89° 44' 46" E, 523.72 feet** to an iron pin found, passing an iron pin set at 29.21 feet and an iron pin found at 223.16 feet;

Thence along the South line of Ketter (609-2297 O.R.),

**N 89° 52' 57" E, 390.64 feet** to an iron pin set;

Thence along the West lines of Pendergast (518-1351 O.R.) and Wakefield (569-193 O.R.),

**S 03° 46' 14" W, 1163.32 feet** to the Point of Beginning and **containing 29.101 acres.**


Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"


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

**The attached map is considered to be an integral part of this description and to be included in any future transfers.**

The above description is based on a field survey completed July, 2025 by

  
Jeb Branner, P.S. 8816  
P.O. Box 274  
The Plains, Ohio 45780  
740-592-5778




Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 7/14/25

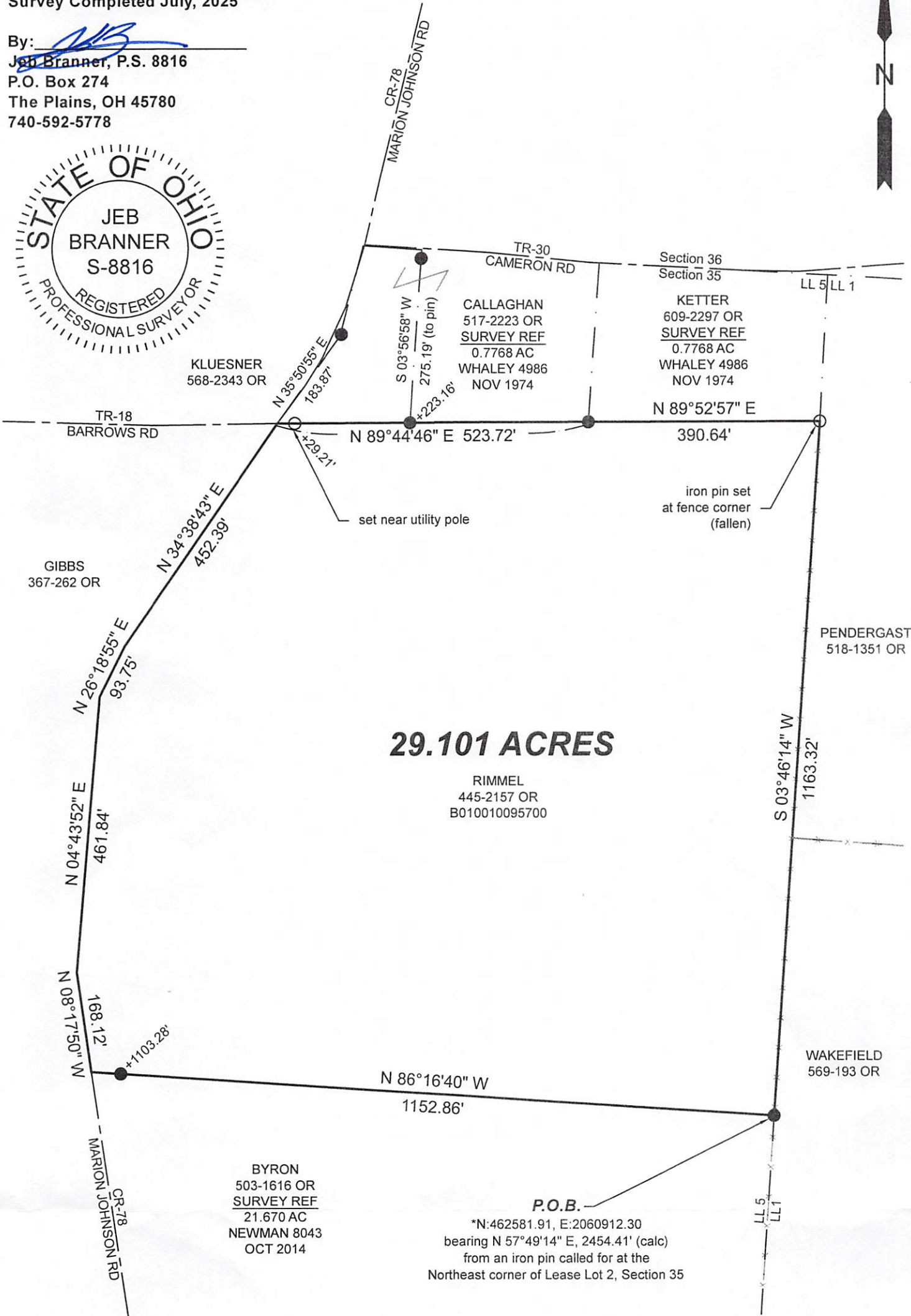
Legal Description Pre-Approval  
**APPROVED**  
All transfers are subject to  
Athens County Conveyance Standards

JUL 11 2025

Jill Davidson  
Athens County Auditor

SURVEY OF AN EXISTING 29.101 ACRE TRACT  
Situating in Lease Lot 5, Section 35, T.8, R.14,  
Alexander Twp., Athens Co., OH  
Survey Completed July, 2025

By:   
Jeb Branner, P.S. 8816  
P.O. Box 274  
The Plains, OH 45780  
740-592-5778

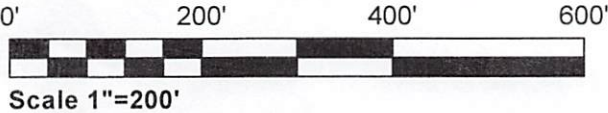


29.101 ACRES

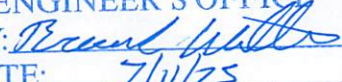
RIMMEL  
445-2157 OR  
B010010095700

BYRON  
503-1616 OR  
SURVEY REF  
21.670 AC  
NEWMAN 8043  
OCT 2014

P.O.B.  
\*N:462581.91, E:2060912.30  
bearing N 57°49'14\"/>



○ = Iron pin set 5/8\"/>

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 7/11/25