

DESCRIPTION OF A 10.076 ACRE TRACT

Situated in Lease Lot 2, Section 4, T.8, R.14, Alexander Township, Athens County, Ohio and being a part of Parcel B010010009800 as described in Volume 620, Page 1200 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set bearing S 13° 26' 13" E, 1745.47 feet from a stone found at the Northwest Corner of Lease Lot 2:

Thence along new lines created by this survey the following three courses:

- (1) S 84° 31' 10" E, 702.66 feet to an iron pin set;
- (2) S 03° 29' 58" W, 465.87 feet to an iron pin set, passing an iron pin set at 173.10 feet;
- (3) S 62° 11' 13" W, 468.71 feet to a point in County Road 16 (Pleasanton Road), passing an iron pin set at 433.00 feet;

Thence along said road the following four courses:

- (1) N 57° 29' 48" W, 46.50 feet to a point;
- (2) N 62° 29' 37" W, 76.07 feet to a point;
- (3) N 67° 05' 54" W, 107.97 feet to a point;
- (4) N 70° 36' 40" W, 91.07 feet to a point;

Thence leaving said road and along the East line of Foreman (500-1678 O.R.), N 02° 52' 45" E, 519.32 feet to an iron pin set, passing an iron pin set at 31.35 feet;

Thence along a new line created by this survey,

N 05° 26' 31" E, 100.24 feet to the Point of Beginning and **containing 10.076 acres.**

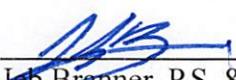
Subject to all easements and rights of way of record.

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

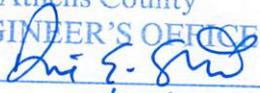
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

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 October, 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: 10/29/25

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

OCT 29 2025

Jill Davidson
Athens County Auditor



Line Table		
LINE	BEARING	DISTANCE
L1	N 57°29'48" W	46.50'
L2	N 62°29'37" W	76.07'
L3	N 67°05'54" W	107.97'
L4	N 70°36'40" W	91.07'
L5	N 05°26'31" E	100.24'

stone found at Southeast corner of LL 7
 S 86°46'05" E
 73.25'

Stone found at the Northwest corner of Lease Lot 2

N 03°20'46" E
 572.42'

(SIMULTANEOUS SURVEY OF 21.109 ACRES)

N 03°20'46" E
 307.09'

GRANTOR
 ESTATE OF CAROLYN SUE GREEN
 620-1200 OR
 B010010009800
 (SIMULTANEOUS SURVEY OF 22.581 ACRES)

P.O.B.
 *N:452577.78, E:2085428.96
 bearing S 13°26'13" E, 1745.47'
 from a stone found at the Northwest Corner of Lease Lot 2

found by fence corner

N 80°32'28" W
 503.20'

FOREMAN
 500-1678 OR

10.076 ACRES

N 02°52'45" E
 519.32'

S 84°31'10" E
 702.66'

S 03°29'58" W
 465.87'

CR-16
 PLEASANTON RD

MARTIN
 261-952 OR

S 62°11'13" W
 468.71'

BARNHART
 619-152 OR

CR-16
 PLEASANTON RD

WOOD
 619-155 OR

BARNHART
 619-133 OR

WOOD
 619-130 OR

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Die E. 800*
 DATE: 10/29/25



SURVEY OF A 10.076 ACRE TRACT
 Situated in Lease Lot 2, Section 4,
 T.8, R.14, Alexander Twp.,
 Athens Co., OH
 Survey Completed October, 2025

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



Scale 1"=200'
 ○ = Iron pin set 5/8" rebar w/ plastic ID cap
 ● = Iron pin found unless otherwise noted
 □ = Stone found
 Bearings: N.A.D. 83 - Grid North - Ohio South Zone
 Ref. Docs.: Tax Plats, Deeds, Existing Surveys
 *Coordinates are to be used for GIS purposes only