



**DESCRIPTION OF A 5.274 ACRE TRACT**

**to be continuous and contiguous with Parcel C010010064401, Bennett (334-2348 O.R.)**

Situated in Section 25, T.6, R.13, Ames Township, Athens County, Ohio and being a part of Parcel C010010064400 as described in Volume 385, Page 379 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at an iron pin set at the Southwest corner of Parcel C010010064401, said pin bearing N 26° 42' 49" E, 1860.83 feet from a stone found at the Southwest corner of Section 25:

Thence along the South line of Parcel C010010064401, Bennett (334-2348 O.R.) the following fourteen courses:

- (1) N 67° 33' 55" E, 99.17 feet to a point;
- (2) N 73° 03' 10" E, 93.17 feet to a point;
- (3) N 84° 33' 39" E, 89.22 feet to a point;
- (4) S 85° 58' 04" E, 92.79 feet to a point;
- (5) N 84° 14' 25" E, 99.31 feet to a point;
- (6) N 73° 33' 36" E, 52.36 feet to a point;
- (7) N 61° 34' 41" E, 67.98 feet to a point;
- (8) N 53° 02' 04" E, 51.84 feet to a point;
- (9) N 44° 15' 32" E, 160.97 feet to a point;
- (10) N 48° 13' 21" E, 97.29 feet to a point;
- (11) N 82° 10' 24" E, 28.76 feet to a point;
- (12) S 84° 11' 40" E, 74.24 feet to a point;
- (13) S 88° 50' 37" E, 110.53 feet to a point;
- (14) N 84° 02' 50" E, 335.27 feet to a point in Township Road 217 (Stanley Road);

Thence along said road the following three courses:

- (1) S 27° 08' 25" W, 58.74 feet to a point;
- (2) S 32° 36' 47" W, 169.28 feet to a point;
- (3) S 27° 13' 43" W, 63.26 feet to a point;

Thence leaving said road and along new lines created by this survey:

**S 79° 24' 34" W, 1058.68 feet** to an iron pin set, passing an iron pin set at 29.26 feet;  
**N 62° 26' 46" W, 175.95 feet** to the Point of Beginning and **containing 5.274 acres**, and to be continuous and contiguous with Parcel C010010064401, Bennett (334-2348 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 October, 2021 by

Jeb Branner, P.S. 8816




Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *B. Branner*  
DATE: 10/20/21

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

OCT 21 2021

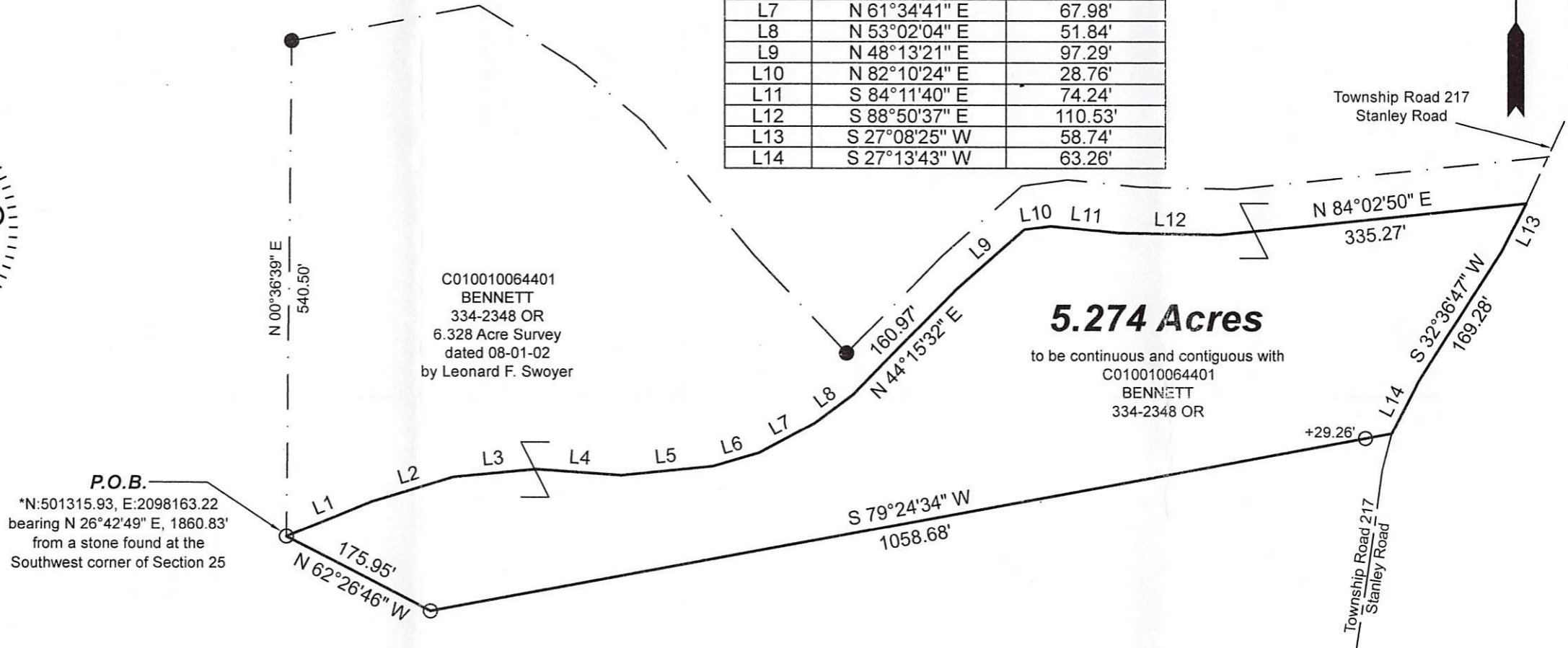
Jill Thompson  
Athens County Auditor

**SURVEY OF A 5.274 ACRE TRACT**  
 Situated in Section 25, T.6, R.13,  
 Ames Twp., Athens Co., OH  
 Surveyed October, 2021

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



Line Table		
LINE	BEARING	DISTANCE
L1	N 67°33'55" E	99.17'
L2	N 73°03'10" E	93.17'
L3	N 84°33'39" E	89.22'
L4	S 85°58'04" E	92.79'
L5	N 84°14'25" E	99.31'
L6	N 73°33'36" E	52.36'
L7	N 61°34'41" E	67.98'
L8	N 53°02'04" E	51.84'
L9	N 48°13'21" E	97.29'
L10	N 82°10'24" E	28.76'
L11	S 84°11'40" E	74.24'
L12	S 88°50'37" E	110.53'
L13	S 27°08'25" W	58.74'
L14	S 27°13'43" W	63.26'



**P.O.B.**  
 \*N:501315.93, E:2098163.22  
 bearing N 26°42'49" E, 1860.83'  
 from a stone found at the  
 Southwest corner of Section 25

C010010064401  
 BENNETT  
 334-2348 OR  
 6.328 Acre Survey  
 dated 08-01-02  
 by Leonard F. Swoyer

**5.274 Acres**  
 to be continuous and contiguous with  
 C010010064401  
 BENNETT  
 334-2348 OR

GRANTOR  
 C010010064400  
 BENNETT  
 385-379 OR

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY:   
 DATE: 10/20/21



Scale 1"=150'

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