

DESCRIPTION OF A 205.792 ACRE TRACT

Situated in Section 7, T.6, R.13, Ames Township, Athens County, Ohio and being a part of Parcel C010010060204 (516-605 O.R.), and all of Parcels C010010060200, C010010060600, C010010060700, C010010060800, C010010060900, C010010061000, & C010010061100 as described in Volume 516, Page 849 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a stone found bearing N 27° 15' 56" W, 3106.62 feet from a stone found at the Northeast corner of the Southwest Quarter of Section 7:

Thence along the South line of Farley (329-203 O.R.),

S 87° 17' 51" E, 1593.95 feet to an iron pin found;

Thence along the lines of Seese (614-1992 O.R.), the following seven courses:

(1) S 03° 48' 27" W, 1034.26 feet to a square bar found;

(2) S 23° 22' 32" E, 570.56 feet to a square bar found;

(3) N 53° 18' 15" E, 407.53 feet to an iron pin found in an abandoned road;

(4) N 51° 30' 25" E, 150.43 feet to an iron pin found in an abandoned road;

(5) N 60° 41' 37" E, 156.82 feet to an iron pin found in an abandoned road;

(6) N 50° 42' 17" E, 329.26 feet to an iron pin found in an abandoned road;

(7) N 39° 50' 47" E, 299.16 feet to an iron pin set in an abandoned road;

Thence leaving said abandoned road and along the West line of Johnson (298-272 O.R.),

S 28° 36' 35" E, 1114.27 feet to a corner tree (dead), passing an iron pin set at 1039.35 feet;

Thence along the lines of Johnson (340-584 O.R.):

S 79° 14' 27" W, 676.50 feet to an iron pin set;

S 02° 01' 04" W, 932.25 feet to a stone found by a fence corner;

Thence along the lines of Lance (294-867 O.R.) the following eleven courses:

(1) N 87° 25' 50" W, 190.65 feet to a Hickory tree;

(2) N 85° 14' 16" W, 491.24 feet to an iron pin found;

(3) S 32° 17' 15" E, 232.50 feet to an iron pin found;

(4) S 03° 06' 22" W, 72.12 feet to an iron pin found;

(5) S 59° 31' 35" W, 157.39 feet to an iron pin found in an abandoned road;

(6) S 67° 04' 25" W, 226.55 feet to an iron pin found in an abandoned road;

(7) S 59° 42' 32" W, 169.66 feet to an iron pin found in an abandoned road;

(8) S 46° 32' 30" W, 411.30 feet to an iron pin found in an abandoned road;

(9) S 68° 21' 27" W, 126.80 feet to an iron pin found in an abandoned road;

(10) S 82° 56' 20" W, 245.63 feet to an iron pin found in an abandoned road;

(11) S 57° 59' 25" W, 474.95 feet to an iron pin found;

Thence along new lines created by a simultaneous survey:

N 02° 43' 00" E, 445.22 feet to an iron pin set;

N 80° 51' 03" W, 110.17 feet to an iron pin found;

Thence along the lines of Dean (425-1910 O.R.) the following seven courses:

(1) N 13° 29' 09" W, 86.49 feet to a point in a ravine;

(2) N 24° 32' 13" W, 53.80 feet to a point in a ravine;

(3) N 49° 13' 57" W, 52.98 feet to a point in a ravine;

(4) N 80° 19' 27" W, 93.76 feet to a point in a ravine;

(5) S 11° 55' 00" E, 176.60 feet to an iron pin set, passing an iron pin set at 23.38 feet;

(6) S 20° 32' 09" W, 187.48 feet to an iron pin set;

(7) S 23° 21' 43" W, 228.36 feet to a railroad spike set in a gravel drive;

Thence along the lines of Dean (539-1946 O.R.) the following fourteen courses:

(1) S 64° 57' 06" W, 369.95 feet to an iron pin found;

(2) S 59° 25' 48" W, 47.79 feet to an iron pin found;

(3) S 82° 16' 23" W, 55.49 feet to an iron pin found;

(4) N 86° 37' 26" W, 32.13 feet to an iron pin found;

(5) N 59° 18' 01" W, 40.85 feet to an iron pin found;

(6) N 53° 14' 11" W, 89.51 feet to an iron pin found;

- (7) S 54° 38' 34" W, 30.36 feet to an iron pin found;
- (8) S 07° 16' 34" E, 35.48 feet to an iron pin found;
- (9) S 39° 23' 32" E, 146.56 feet to an iron pin found;
- (10) S 82° 27' 58" E, 61.15 feet to an iron pin found;
- (11) S 89° 03' 27" E, 57.32 feet to an iron pin found;
- (12) S 54° 20' 37" E, 77.60 feet to an iron pin found;
- (13) S 27° 39' 49" E, 49.21 feet to an iron pin found;
- (14) S 19° 26' 49" W, 40.98 feet to an iron pin found;

Thence along new lines created by a simultaneous survey:

- N 82° 51' 38" W, 87.84 feet to an iron pin set;
- S 74° 36' 47" W, 111.86 feet to an iron pipe found;

Thence along the lines of Tabler (598-1021 O.R.):

- N 75° 21' 06" W, 118.83 feet to an iron pin found;
- S 18° 48' 43" W, 116.19 feet to an iron pin set;

Thence along the lines of Lorubbio (539-646 O.R.) the following three courses:

- (1) S 14° 06' 23" W, 51.14 feet to an iron pin found;
- (2) S 89° 43' 09" W, 100.95 feet to an iron pin found;
- (3) S 24° 39' 07" W, 212.09 feet to a point in State Route 690, passing an iron pin found at 181.37 feet;

Thence along said road:

- N 74° 52' 15" W, 512.43 feet to a point;
- N 67° 23' 37" W, 54.56 feet to a point;

Thence leaving said road and along new lines created by this survey through Parcel C010010060204, Smith (516-605 O.R.) the following eleven courses:

- (1) N 21° 52' 24" E, 148.23 feet to an iron pin set, passing an iron pin set at 39.03 feet;
- (2) N 85° 48' 57" E, 243.69 feet to an iron pin set;
- (3) S 76° 18' 18" E, 201.30 feet to an iron pin set;
- (4) N 04° 08' 07" W, 275.71 feet to an iron pin set;
- (5) N 20° 36' 50" E, 444.27 feet to an iron pin set;
- (6) N 06° 48' 12" W, 269.97 feet to an iron pin set;
- (7) N 09° 34' 48" E, 95.33 feet to an iron pin set;
- (8) N 28° 48' 45" E, 214.20 feet to an iron pin set;
- (9) N 38° 40' 35" E, 112.88 feet to an iron pin set;
- (10) N 54° 08' 26" E, 304.95 feet to an iron pin set;
- (11) N 35° 15' 19" E, 169.48 feet to an iron pin set;

Thence along the East line of DADS3 LLC (596-883 O.R.)

N 03° 14' 49" E, 2664.00 feet to the Point of Beginning and containing 205.792 acres total of which 23.985 acres are contained within Parcel C010010060200, 1.194 acres are contained within Parcel C010010060204, 16.553 acres are contained within Parcel C010010060600, 97.299 acres are contained within Parcel C010010060700, 2.136 acres are contained within Parcel C010010060800, 24.876 acres are contained within Parcel C010010060900, 10.647 acres are contained within Parcel C010010061000, & 29.122 acres are contained within Parcel C010010061100.


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 August, 2024 by


 JEB Branner, P.S. 8816
 P.O. Box 274

The Plains, Ohio 45780
 Office Phone: 740-592-5778

Legal Description Pre-Approval
APPROVED


All transfers are subject to
 Athens County Conveyance Standards

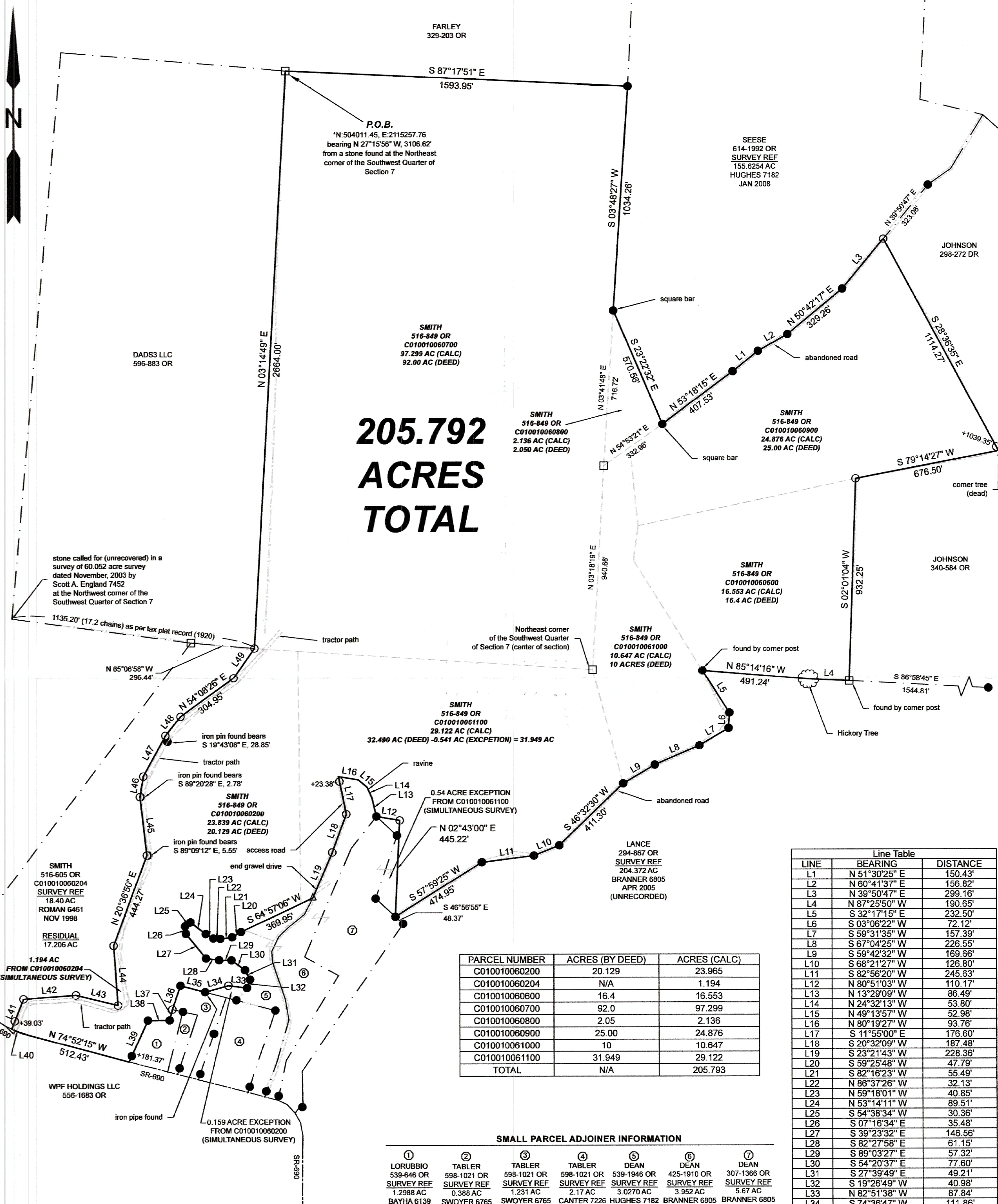
SEP 04 2024

Jill Davidson
 Athens County Auditor



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: 
 DATE: 9/4/24



**205.792
ACRES
TOTAL**

PARCEL NUMBER	ACRES (BY DEED)	ACRES (CALC)
C010010060200	20.129	23.965
C010010060204	N/A	1.194
C010010060600	16.4	16.553
C010010060700	92.0	97.299
C010010060800	2.05	2.136
C010010060900	25.00	24.876
C010010061000	10	10.647
C010010061100	31.949	29.122
TOTAL	N/A	205.793

LINE	BEARING	DISTANCE
L1	N 51°30'25" E	150.43'
L2	N 60°41'37" E	156.82'
L3	N 39°50'47" E	299.16'
L4	N 87°25'50" W	190.65'
L5	S 32°17'15" E	232.50'
L6	S 03°06'22" W	72.12'
L7	S 59°31'35" W	157.39'
L8	S 67°04'25" W	226.55'
L9	S 59°42'32" W	169.66'
L10	S 68°21'27" W	126.80'
L11	S 82°56'20" W	245.63'
L12	N 80°15'03" W	110.17'
L13	N 13°29'09" W	86.49'
L14	N 24°32'13" W	53.80'
L15	N 49°13'57" W	52.98'
L16	N 80°19'27" W	93.76'
L17	S 11°55'00" E	176.60'
L18	S 20°32'09" W	187.48'
L19	S 23°21'43" W	228.36'
L20	S 59°25'48" W	47.79'
L21	S 82°16'23" W	55.49'
L22	N 86°37'26" W	32.13'
L23	N 59°18'01" W	40.85'
L24	N 53°14'11" W	89.51'
L25	S 54°38'34" W	30.36'
L26	S 07°16'34" E	35.48'
L27	S 39°23'32" E	146.56'
L28	S 82°27'58" E	61.15'
L29	S 89°03'27" E	57.32'
L30	S 54°20'37" E	77.60'
L31	S 27°39'49" E	49.21'
L32	S 19°26'49" W	40.98'
L33	N 82°51'38" W	87.84'
L34	S 74°36'47" W	111.86'
L35	N 75°21'06" W	118.83'
L36	S 18°48'43" W	116.19'
L37	S 14°06'23" W	51.14'
L38	S 89°43'09" W	100.95'
L39	S 24°39'07" W	212.09'
L40	N 67°23'37" W	54.56'
L41	N 21°52'24" E	148.23'
L42	N 85°48'57" E	243.69'
L43	S 76°18'18" E	201.30'
L44	N 04°08'07" W	275.71'
L45	N 06°48'12" W	269.97'
L46	N 09°34'48" E	95.33'
L47	N 28°48'45" E	214.20'
L48	N 38°40'35" E	112.88'
L49	N 35°15'19" E	169.48'

SMALL PARCEL ADJOINER INFORMATION

①	②	③	④	⑤	⑥	⑦
LORUBBIO 539-646 OR SURVEY REF 1.2988 AC BAYHA 6139 OCT 1976	TABLER 598-1021 OR SURVEY REF 0.388 AC SWOYER 6765 JUL 2002	TABLER 598-1021 OR SURVEY REF 1.231 AC SWOYER 6765 JUL 2002	TABLER 598-1021 OR SURVEY REF 2.17 AC CANTER 7226 JAN 1993	DEAN 539-1946 OR SURVEY REF 3.0270 AC HUGHES 7182 NOV 2017	DEAN 425-1910 OR SURVEY REF 3.952 AC BRANNER 6805 JUN 2008	DEAN 307-1366 OR SURVEY REF 5.67 AC BRANNER 6805 DEC 1993

Scale 1"=300'

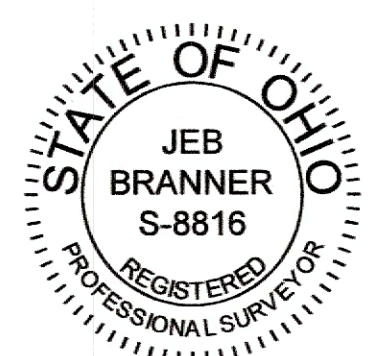
○ = Iron pin set 5/8" rebar w/ plastic ID cap
● = Iron pin found unless otherwise noted
□ = Stone found
△ = Railroad spike set

Remnants of fence line
Interior parcel line
Fence line
Road bed

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 9/4/24



SURVEY OF A 205.792 ACRE TRACT
Sited in Section 7, T.6, R.13,
Ames Twp., Athens Co., OH
Surveyed Completed August, 2024

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