

Description of a 48.56 Acre Tract

Situated in L.L. 56, Sections 13 and 14 of T.9, R.14, Athens Township, Athens County, Ohio and being all of that land as described in Volume 267, Page 1274 of the Official Record of Athens County and being more particularly described as follows:

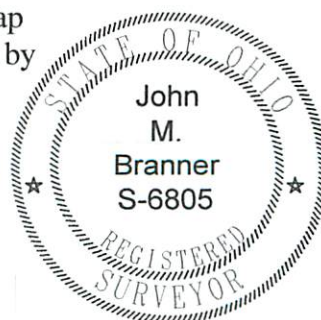
Beginning at an iron pin set at the calculated location of a dislodged stone found at the North-west corner of L.L. 55 and being a corner on L.L. 56,  
Thence, along the line of Smith (333-1843 O.R.)  
S 5° 03' 14" W, 84.66 feet to an iron pin found;  
S 57° 03' 15" W, 46.83 feet to an iron pin found;  
S 39° 37' 54" W, 446.21 feet to an iron pin (calculated location at an existing fence post)  
S 22° 13' 29" W, 555.51 feet to an oak stump as per deed, an iron pin found bears  
North 22 degrees 13 minutes 29 seconds East, 2 feet;  
Thence, along the line South-line of L.L. 56 and the lines of Chalfant ( 122-74 O.R.) and Dean (300-962 O.R.)  
N 85° 26' 08" W, 185.83 feet to an iron pin set;  
Thence, along the east-lines of Shovlin (336-271 D.R.) and Ervin( 352-909 (D.R.)  
N 3° 19' 17" E, 2245.66 feet to a Mag nail set in Stage Coach Road;  
Thence, along said road:  
N 76° 50' 28" E, 63.99 feet;  
N 68° 58' 28" E, 146.91 feet;  
N 63° 58' 20" E, 309.31 feet;  
N 55° 06' 10" E, 126.77 feet;  
N 55° 23' 49" E, 138.09 feet;  
N 55° 03' 27" E, 118.00 feet to a point at the intersection of Stage Coach Road with North Blackburn Road;  
Thence, along North Blackburn Road:  
S 65° 59' 24" E, 56.19 feet;  
S 45° 17' 39" E, 240.27 feet;  
S 28° 50' 29" E, 110.14 feet;  
S 13° 20' 05" E, 41.14 feet;  
S 8° 38' 05" E, 133.83 feet;  
S 5° 50' 13" E, 240.27 feet;  
S 6° 07' 42" E, 211.98 feet;  
S 17° 11' 06" E, 169.91 feet;  
S 27° 47' 00" E, 85.66 feet;  
S 24° 46' 35" E, 82.28 feet;  
S 16° 53' 18" E, 71.93 feet;  
S 12° 24' 29" E, 66.30 feet;  
Thence, leaving said road and along the lines of Coon (253-570 O.R.) and Smith(333-1843 O.R.)  
S 58° 16' 42" W, 691.48 feet to an iron pin (calculated location at an existing fence post), passing iron pins found at 13.61 feet and 254.43 feet;  
Thence, N 85° 11' 56" W, 118.98 feet to the point of beginning and containing 48.56 acres.

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar with plastic I.D. cap  
The above description is based on a survey completed April 2012 by  
John M. Branner P.S. 6805

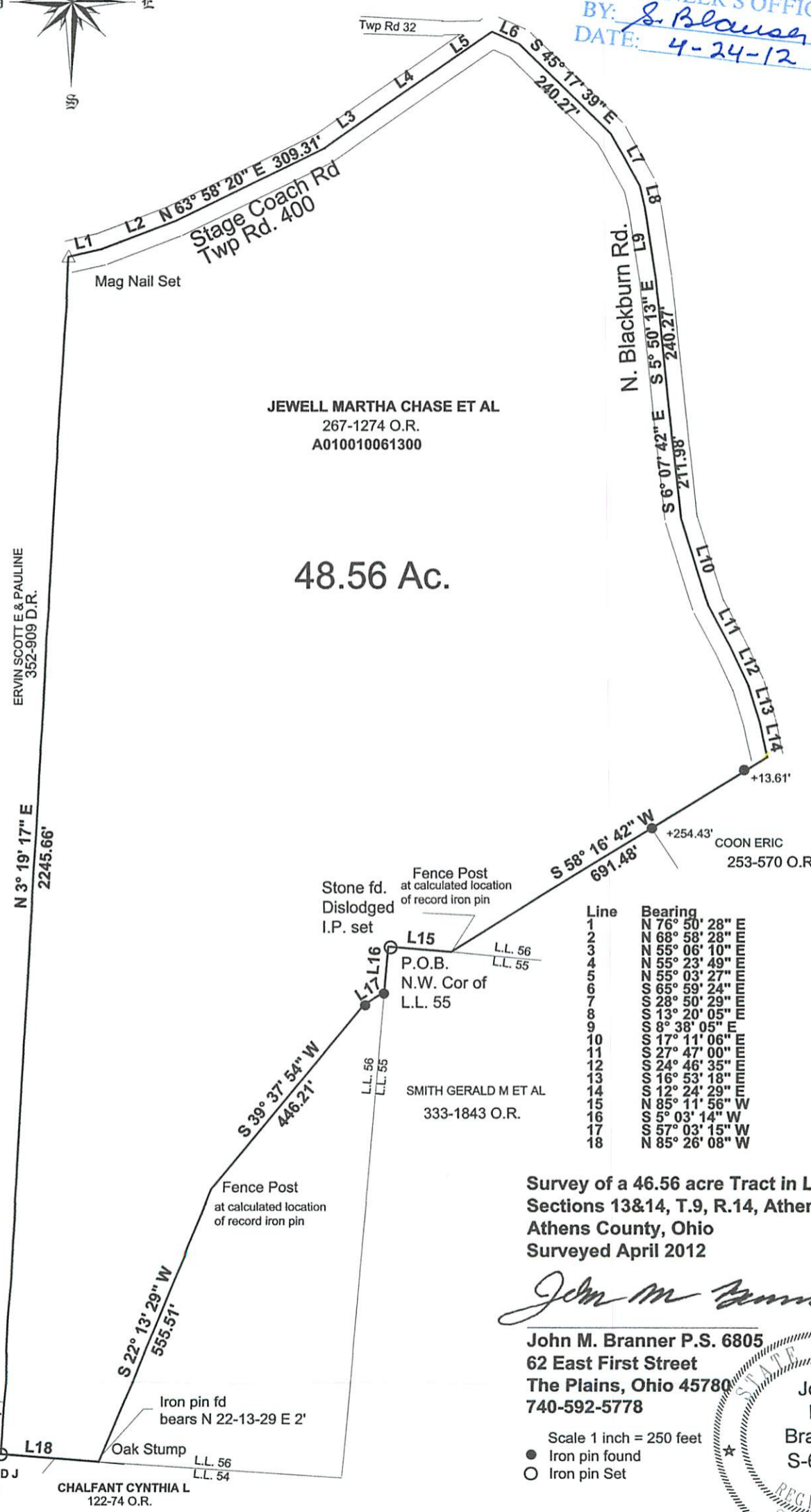
*John M. Branner*

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blausen  
DATE: 4-24-12





Description Checked for  
Mathematical Accuracy  
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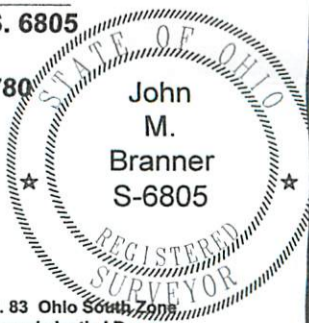


Line	Bearing	Distance
1	N 76° 50' 28" E	63.99'
2	N 68° 58' 28" E	146.91'
3	N 55° 06' 10" E	126.77'
4	N 55° 23' 49" E	138.09'
5	N 55° 03' 27" E	118.00'
6	S 65° 59' 24" E	56.19'
7	S 28° 50' 29" E	110.14'
8	S 13° 20' 05" E	41.14'
9	S 8° 38' 05" E	133.83'
10	S 17° 11' 06" E	169.91'
11	S 27° 47' 00" E	85.66'
12	S 24° 46' 35" E	82.28'
13	S 16° 53' 18" E	71.93'
14	S 12° 24' 29" E	66.30'
15	N 85° 11' 56" W	118.98'
16	S 5° 03' 14" W	84.66'
17	S 57° 03' 15" W	46.83'
18	N 85° 26' 08" W	185.83'

Survey of a 46.56 acre Tract in L.L. 56,  
Sections 13&14, T.9, R.14, Athens Twp.  
Athens County, Ohio  
Surveyed April 2012

*John M. Branner*

John M. Branner P.S. 6805  
62 East First Street  
The Plains, Ohio 45780  
740-592-5778



Scale 1 inch = 250 feet  
● Iron pin found  
○ Iron pin Set



Basis of Bearings :Grid North -N.A.D. 83 Ohio South  
Iron pins set are 5/8" by 30" long rebar w/ plastic I.D. cap  
Reference Documents: Deeds-Tax Plat- Surveys of Record