


**DESCRIPTION OF A 2.550 ACRE TRACT  
TRACT A**

Situated in Lease Lot 91, Section 20, T.9, R.14, Athens Township, Athens County, Ohio and being a part of Parcel A010010070100 as described in Volume 592, Page 1256 of the Official Records of Athens County, Ohio and being more particularly described as follows:


**Beginning** at an iron pin set bearing S 56° 38' 08" E, 726.22 feet from a stone found at the Southwest corner of Lease Lot 95:

Thence along a new line created by this survey,  
**N 46° 01' 06" W, 555.66 feet** to an iron pin set on the North line of Lease Lot 91;  
Thence along the North line of Lease Lot 91 and the South line of Strickmaker (552-1113 O.R.),  
**S 86° 15' 20" E, 444.75 feet** to a point in Township Road 33 (Elliotsville Road), passing an iron pin set at 419.51 feet;  
Thence along said road the following two courses:  
**S 45° 09' 49" E, 128.59 feet** to a point;  
**S 48° 52' 49" E, 89.75 feet** to a point;  
Thence new lines created by this survey:  
**S 44° 23' 17" W, 289.86 feet** to the Point of Beginning, passing iron pins set at 21.51 feet and 201.26 feet and **containing 2.550 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 April, 2024 by

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

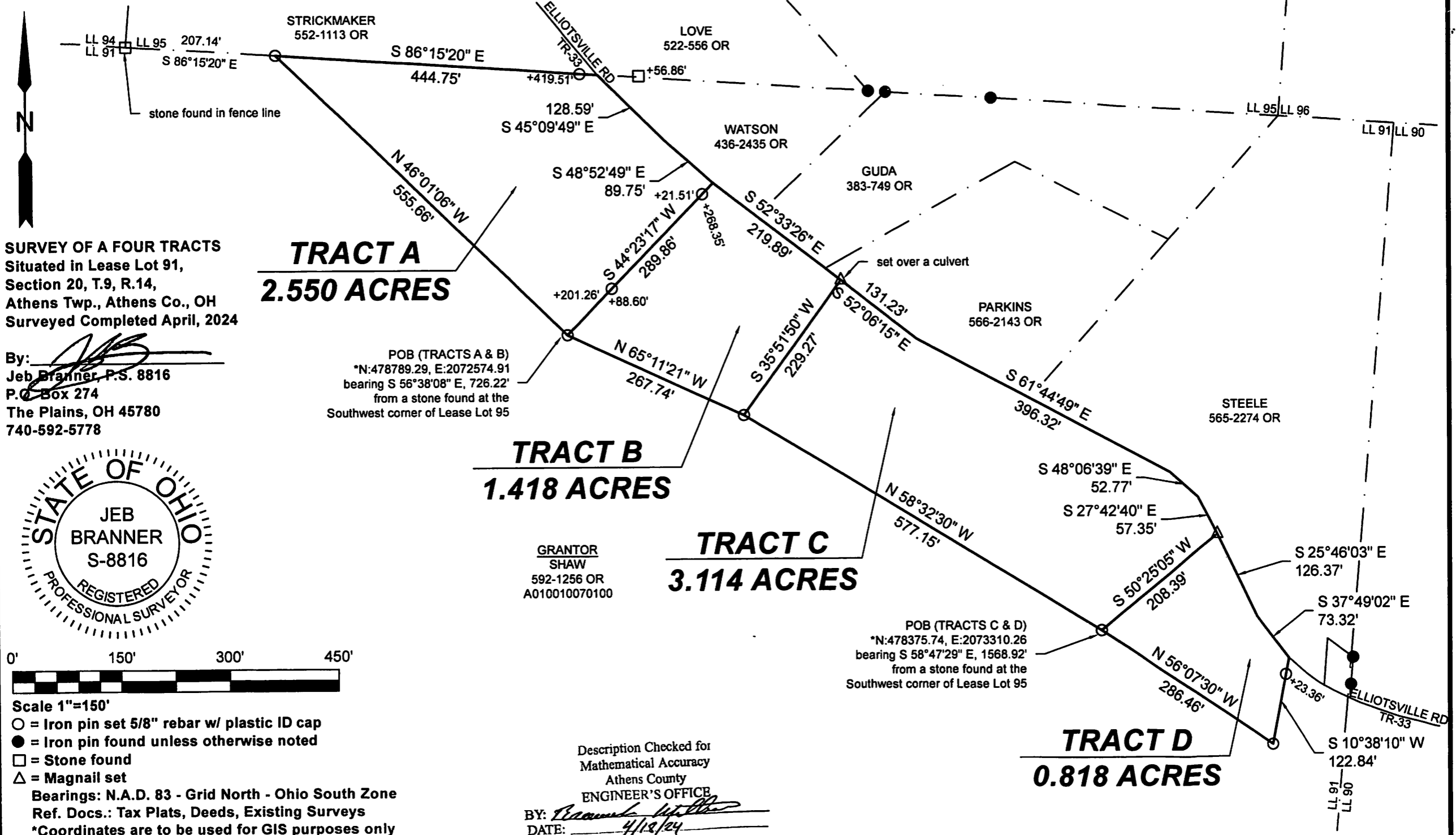


Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 4/18/24


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

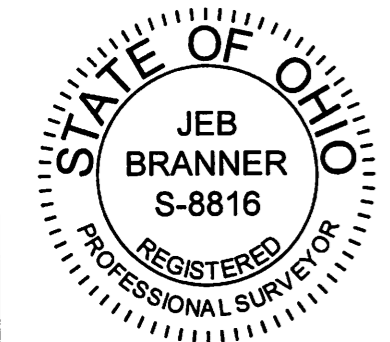
APR 18 2024

Jill Davidson  
Athens County Auditor



**SURVEY OF A FOUR TRACTS**  
 Situated in Lease Lot 91,  
 Section 20, T.9, R.14,  
 Athens Twp., Athens Co., OH  
 Surveyed Completed April, 2024

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



- Scale 1"=150'
- = Iron pin set 5/8" rebar w/ plastic ID cap
  - = Iron pin found unless otherwise noted
  - = Stone found
  - △ = Magnail set
- 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

**TRACT A**  
**2.550 ACRES**

POB (TRACTS A & B)  
 \*N:478789.29, E:2072574.91  
 bearing S 56°38'08" E, 726.22'  
 from a stone found at the  
 Southwest corner of Lease Lot 95

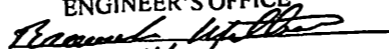
**TRACT B**  
**1.418 ACRES**

GRANTOR  
 SHAW  
 592-1256 OR  
 A010010070100

**TRACT C**  
**3.114 ACRES**

POB (TRACTS C & D)  
 \*N:478375.74, E:2073310.26  
 bearing S 58°47'29" E, 1568.92'  
 from a stone found at the  
 Southwest corner of Lease Lot 95

**TRACT D**  
**0.818 ACRES**

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