

Description of a 12.074 Acre Tract

Situated in the Northwest Quarter of Section 25, T.7, R.12, Bern Township, Athens County, Ohio and being a part of the land as described in Volume 358, Page 2070 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at a stone found at the Southwest corner of the North half of Section 35, thence along the East line of Fair Chase Farms LLC (511-1718 O.R.), N 02° 59' 05" E, 344.79 feet to an iron pin set and also being the **Point of Beginning** for the survey herein described:

Thence continuing along the East line of Fair Chase Farms,
N 02° 59' 05" E, 772.47 feet to a point on the South side of a gravel drive, passing an iron pin set at 770.75 feet;

Thence along a new line created by this survey,
N 54° 50' 59" E, 190.02 feet to a point on the West line of Moon (541-1025 O.R.);

Thence along the lines of Moon the following nine courses:

- (1) S 25° 18' 29" W, 20.32 feet to a point;
- (2) S 07° 54' 14" E, 17.17 feet to a point;
- (3) S 43° 15' 44" E, 18.90 feet to a point;
- (4) S 59° 14' 34" E, 91.84 feet to a point;
- (5) S 47° 54' 17" E, 29.86 feet to a point;
- (6) S 33° 27' 55" E, 47.48 feet to a point;
- (7) S 23° 07' 31" E, 68.96 feet to an iron pin found;
- (8) N 59° 23' 34" E, 158.84 feet to an iron pin found;
- (9) N 09° 38' 35" W, 59.29 feet to an iron pin found;

Thence along the West lines of Ripple (290-60 O.R.),

S 23° 11' 21" E, 13.28 feet to an iron pin set;
S 44° 59' 56" E, 246.55 feet to an iron pin found;

Thence along a new line created by this survey,

S 62° 39' 22" E, 140.55 feet to an iron pin set;

Thence along the Northwest line of Miller,

S 75° 36' 59" W, 280.24 feet to an iron pin found;

Thence along the West lines of McPencow (269-1453 O.R.) the following six courses:

- (1) S 02° 09' 34" E, 298.00 feet to an iron pin set;
- (2) N 72° 11' 31" W, 180.60 feet to an iron pin found;
- (3) S 09° 46' 08" E, 314.00 feet to an iron pin set;
- (4) S 74° 27' 20" E, 300.00 feet to an iron pin set;
- (5) N 16° 08' 03" E, 105.27 feet to an iron pin set;
- (6) S 73° 45' 38" E, 620.23 feet to a point in Township Road 227 (Parmiter Road), passing an iron pin set at 605.17 feet;

Thence along said road,

S 21° 16' 58" W, 83.36 feet to a point;

S 11° 52' 41" W, 78.39 feet to a point;

Thence leaving said road and along a new line created by this survey,

N 73° 28' 01" W, 1331.28 feet to the point of beginning, passing an iron pin set at 10.00 feet and containing 12.074 acres, more or less.

Subject to all easements and rights of way of record.

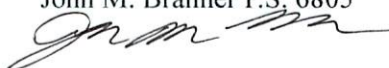
Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

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

The above description is based on a field survey completed July, 2019 by

Jeb Branner, S.I., E.I., under the supervision of:

John M. Branner P.S. 6805

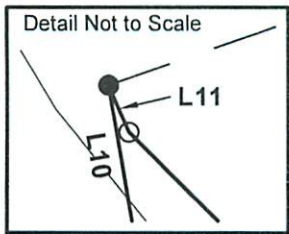
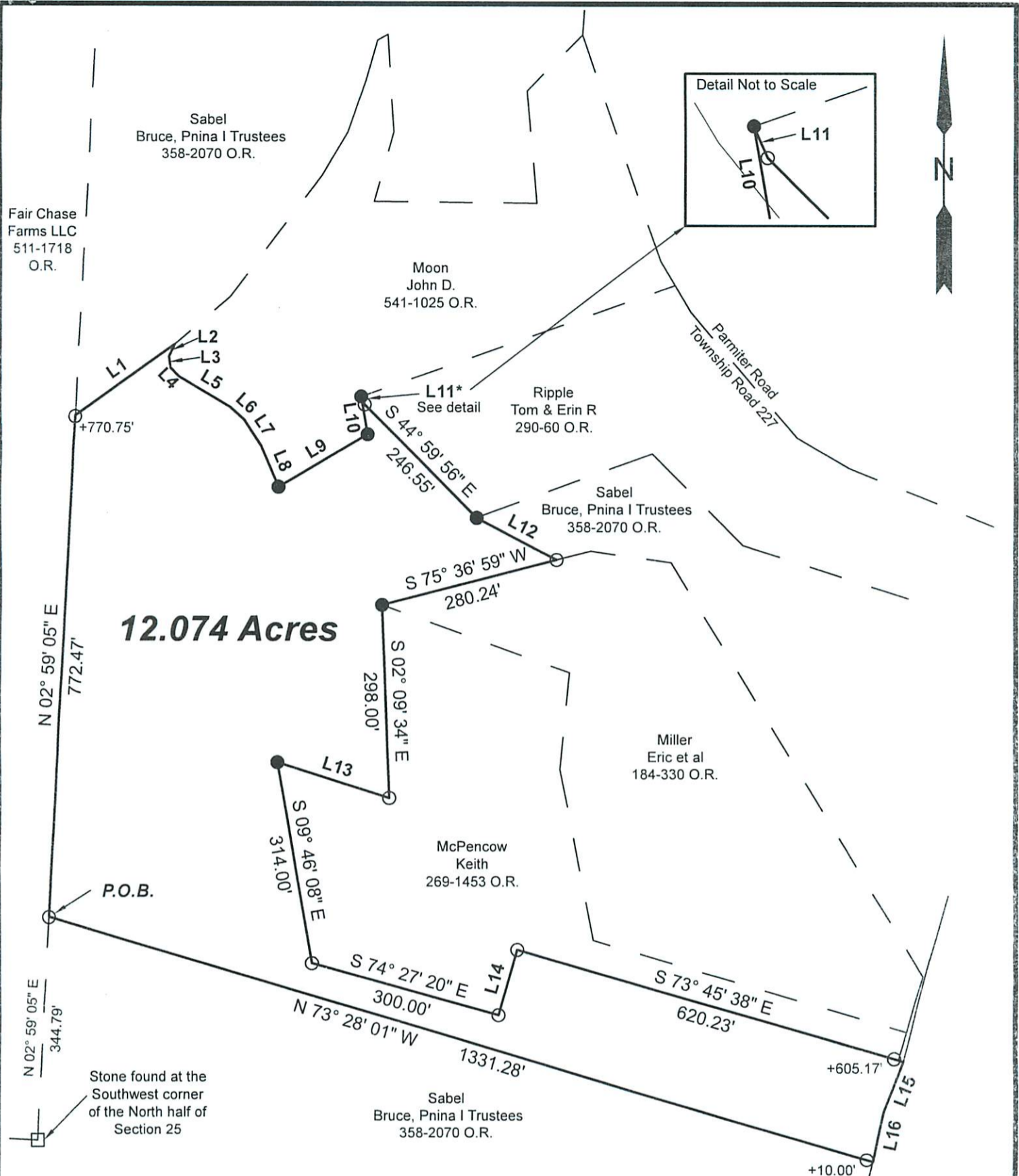


Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

AUG 02 2019

Jill Thompson
Athens County Auditor





12.074 Acres

LINE	BEARING	DISTANCE
L1	N 54° 50' 59" E	190.02'
L2	S 25° 18' 29" W	20.32'
L3	S 07° 54' 14" E	17.17'
L4	S 43° 15' 44" E	18.90'
L5	S 59° 14' 34" E	91.84'
L6	S 47° 54' 17" E	29.86'
L7	S 33° 27' 55" E	47.48'
L8	S 23° 07' 31" E	68.96'
L9	N 59° 23' 34" E	158.84'
L10	N 09° 38' 35" W	59.29'
L11	S 23° 11' 21" E	13.28'
L12	S 62° 39' 22" E	140.55'
L13	N 72° 11' 31" W	180.60'
L14	N 16° 08' 03" E	105.27'
L15	S 21° 16' 58" W	83.36'
L16	S 11° 52' 41" W	78.39'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Bernard J. Branner*
DATE: 8/2/19



Scale 1"=200'

○ = Iron pin set 5/8" rebar w/ plastic ID cap
● = Iron pin found

Bearings: N.A.D. Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys



Survey of a 12.074 Acre tract
Situating in the Northwest Quarter
of Section 25, T.7, R.12,
Bern Twp., Athens Co., OH
Survey Completed July, 2019
by Jeb Branner, S.I., E.I.,
under the supervision of:

By: *John M. Branner*
John M. Branner, P.S. 6805
P.O. Box 274
The Plains, OH 45780