

DESCRIPTION OF A 304.402 ACRE TRACT

Situated in Fractions 18, 24,32 and 34 of Sections 21, 22, 27, and 28, Canaan Township, T-5, R-13, Athens County, Ohio, and being more particularly described as follows:

Beginning at a stone found that bears North 20.17 chains (deed) and East 20 chains (deed) from the South-west corner of Fraction 32;

Thence along the lines of Knutsen (261-1676 OR),

N 8° 35' 29" W, 2922.33 feet to an iron pin set;

Thence along the lines of Knutsen (228-92 OR),

N 2° 54' 39" E, 2349.60 feet to a stone found;

Thence along the lines of Cummings (496-2651 OR),

S 85° 33' 08" E, 525.00 feet to an iron pin found;

thence along the lines of Cummings (496-2651 OR):

S 23° 57' 59" E, 208.19 feet to an iron pin;

N 87° 01' 37" E, 288.56 feet to an iron pin;

N 9° 07' 29" W, 150.03 feet to an iron pin;

Thence along the lines of Cummings (496-2651 OR):

S 85° 33' 08" E, 229.19 feet to an iron pin;

N 9° 34' 14" W, 280.12 feet to an iron pin;

N 17° 32' 59" E, 77.70 feet to an iron pin;

N 73° 13' 43" E, 132.19 feet to an iron pin;

S 31° 24' 08" E, 487.69 feet to an iron pin

Thence along the lines of Cummings (496-2651 OR) and Ranck (71-641 OR);

S 85° 31' 58" E, 1410.15 feet to and iron pin found;

Thence along the lines of Lucas (276-1207 OR);

S 3° 32' 21" W, 1925.67 feet to a point in Robinson Ridge Rd., passing an iron pin set at 1900.91 feet;

Thence, along said road:

S 76° 02' 55" W, 75.29 feet to a point;

S 61° 14' 42" W, 44.13 feet to a point;

S 35° 57' 24" W, 275.65 feet to a point;

S 16° 35' 40" W, 91.16 feet to a point

N 87° 19' 16" W, 399.34 feet to a railroad spike set;

Thence leaving said road and along the lines of Lucas (116-401 O.R.) and Black (34-627 O.R.),

S 3° 11' 17" W, 2856.55 feet to a stone found;

Thence along the lines of Shroad (71-28 O.R.),

S 5° 12' 36" W, 917.79 feet to a point in the center of CR-90 (Mansfield Rd), passing an iron pin found at 885.63 feet;

Thence along the said road the following four courses:

S 64° 20' 59" W, 200.88 feet to a point;

S 69° 30' 10" W, 173.75 feet to a point;

S 76° 33' 19" W, 154.82 feet to a point;

S 85° 31' 14" W, 110.36 feet to a point;

Thence leaving said road and along the lines of Knutson (546-2379 OR);

N 19° 29' 59" W, 592.67 feet to an existing iron pin, passing an existing iron pin at 17.89 feet;

N 61° 37' 12" W, 294.92 feet to an existing iron pin;

S 29° 53' 34" W, 270.88 feet to an existing iron pin;

Thence along the lines of Riddle (543-1411 OR),

N 86° 53' 48" W, 330.00 feet to an iron pin found;

N 3° 06' 12" E, 718.08 feet to a stone found **and containing 304.402 acres.**

Subject to all easements and rights of way of record.

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

The above description is based on a field survey completed April 2017 (updated adjoiners October, 2019), by

John M. Branner P.S. 6805

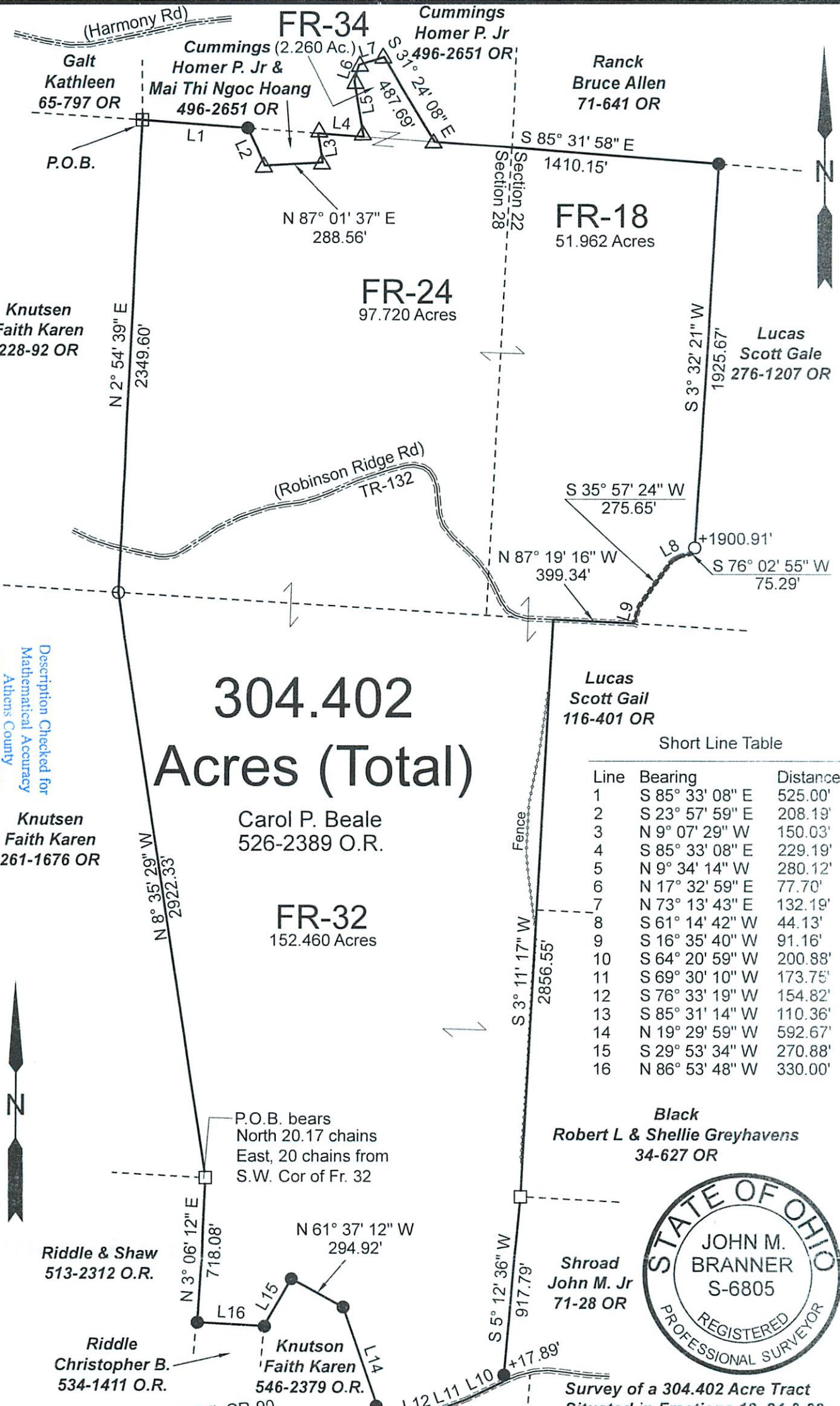


Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards



OCT 21 2019

Jill Thompson
Athens County Auditor



304.402 Acres (Total)

Carol P. Beale
526-2389 O.R.

FR-32
152.460 Acres

Lucas Scott Gail
116-401 OR

Short Line Table

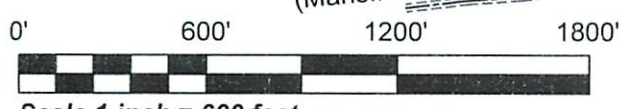
Line	Bearing	Distance
1	S 85° 33' 08" E	525.00'
2	S 23° 57' 59" E	208.19'
3	N 9° 07' 29" W	150.03'
4	S 85° 33' 08" E	229.19'
5	N 9° 34' 14" W	280.12'
6	N 17° 32' 59" E	77.70'
7	N 73° 13' 43" E	132.19'
8	S 61° 14' 42" W	44.13'
9	S 16° 35' 40" W	91.16'
10	S 64° 20' 59" W	200.88'
11	S 69° 30' 10" W	173.75'
12	S 76° 33' 19" W	154.82'
13	S 85° 31' 14" W	110.36'
14	N 19° 29' 59" W	592.67'
15	S 29° 53' 34" W	270.88'
16	N 86° 53' 48" W	330.00'



Survey of a 304.402 Acre Tract
 Situated in Fractions 18, 24 & 32
 and within Sections 21, 22, 27 & 28,
 T.5, R.13, Canaan Twp.,
 Athens Co., Ohio
 Survey completed April 2017
 adjoiners updated October 2019

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

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 Knutsen Faith Karen
 261-1676 OR
 DATE: 10/17/19



- = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
- = iron pin found
- △ = iron pin (deed) calculated location
- = stone found

Bearings: N.A.D. 83 Grid North - Ohio South Zone
 Ref. Docs.: Tax Plat, Deeds, Surveys