

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

NOV 29 2018

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Paul Wilson
DATE: 11/19/18

EXHIBIT A

DESCRIPTION OF A 5.038 ACRE TRACT

Situated in Fraction 5, Section 10, T.10, R.15, Lee Township, Athens County, Ohio and being a part of the lands as described in Volume 436, Page 2097 (PID H010010046500) and Volume 140, Page 207, (PID H010010046901) of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at a stone found* at the Northeast corner of Fraction 5 and also being the Northeast corner of Section 10; Thence along the North line of said fraction, N 86° 06' 57" W, 1361.44 feet to a point in Township Road 15 (Marshfield Road), and also being the **Point of Beginning** for the survey herein described:

Thence continuing along said road,

S 04° 37' 23" W, 193.60 feet to a point;

Thence leaving said road, and along the North lines of Bellar (514-1384 O.R.),

N 86° 02' 35" W, 169.28 feet to an iron pin found, passing an iron pin set at 30.56 feet;

S 08° 03' 33" W, 230.91 feet to an iron pin found;

N 87° 44' 49" W, 434.54 feet to an iron pin found;

Thence along the North line of Cotterill (537-2208 O.R.),

S 80° 28' 40" W, 71.46 feet to an iron pin set;

Thence along new lines created by this survey,

N 20° 21' 16" W, 294.60 feet to an iron pin set;

N 81° 08' 23" E, 833.96 feet to the point of beginning, passing an iron pin set at 803.96 feet **and containing 5.038 acres**, more or less, of which 0.884 acres are contained in PID H010010046901, and 4.154 acres are contained in PID H010010046500.

Subject to all easements and rights of way of record.

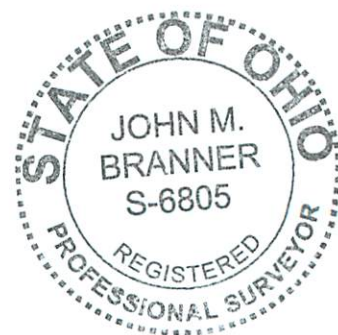
Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

*Note: Section corner stone at Northeast corner of Section 10 found in 2014 survey by Ken Highland, P.S. 7581 was found to be defaced by recent powerline brush clearing operations original location still intact

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

The above description is based on a field survey completed November, 2018 by Jeb Branner, S.I., E.I., under the supervision of:

John M. Branner P.S. 6805





Northwest Corner
of the Northeast Quarter
of Section 10
N: 459344.04
E: 2049113.90

Keefe
Ralph & Catherine
436-2097 O.R.

Note: Section corner stone at Northeast
corner of Section 10 found in 2014
survey by Ken Highland, P.S. 7581
was found to be defaced by recent
powerline brush clearing operations
original location still intact

Section 11
Fraction 5 (Sec. 10)
N 86° 06' 57" W
1361.44'

N 86° 06' 57" W
1361.44'

P.O.B.

Northwest Corner
of Fraction 5 & Section 10
N: 459159.60
E: 2051830.52

N 81° 08' 23" E
833.96'

+30.00'
193.60'
S 04° 37' 23" W

5.038 Acres

N 86° 02' 35" W
169.28'

Marshfield Road
Township Road 15

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Jeb Branner*
DATE: 11/19/16

Keefe
Ralph C.
140-207 O.R.

Bellar
Richard Lee
514-1384 O.R.

PID H010010046901: 0.884 ac.
PID H010010046500: 4.154 ac.

N 20° 21' 16" W
294.60'

S 08° 03' 33" W
230.91'

71.46'
S 80° 28' 40" W

N 87° 44' 49" W
434.54'

Cotterill
Rachel Jeffrey
537-2208 O.R.

Bellar
Richard Lee
514-1384 O.R.

0' 100' 200' 300'



Scale 1"=100'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found
- = Stone found

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



Survey of a 5.038 Acre tract
Situated in Fraction 5, Section 10,
T.10, R.15, Lee Twp., Athens Co., OH
Surveyed November, 2018
by Jeb Branner, S.I., E.I.,
under the supervision of:

By: *Jeb Branner*
John M. Branner, P.S. 8605
P.O. Box 274
The Plains, OH 45780