

DESCRIPTION OF A 8.816 ACRE TRACT TRACT A

Situated in Section 30, T.5, R.11, Troy Township, Athens County, Ohio and being a part of Parcel L010010075401 as described in Volume 591, Page 1649 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a point in the Hocking River bearing N 34° 07' 27" E, 1413.53 feet from an iron pin called for at the Southwest corner of Section 30:

Thence along the lines of Krawsczyn (366-2487 O.R.) and Borg (368-291 O.R.)

N 60° 00' 21" E, 714.25 feet to a 1" iron pipe found in the Right of Way of County Road 58 (Frost Road), passing 2" iron pipes found in concrete at 100.00 and 654.56 feet;

Thence along a **curve to the right** with a **radius of 5669.58 feet, arc length of 529.06 feet, chord bearing of S 31° 44' 57" E, and chord length of 528.87 feet** to a point in the right of way of said road;

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

S 60° 00' 21" W, 730.45 feet to a point in the Hocking River, passing iron pins set at 27.42 and 667.49 feet;

Thence along said river,

N 29° 59' 38" W, 528.62 feet to the Point of Beginning and **containing 8.816 acres.**

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch rebar with I.D. Cap stamped "Branner Surveying 8816"

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

The above description is based on a field survey completed April, 2022 by

Jeb Branner, P.S. 8816



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Baron L. Latham
DATE: 4/12/22

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

APR 14 2022

Jill Thompson
Athens County Auditor

DESCRIPTION OF A 5.177 ACRE TRACT TRACT B

Situated in Section 30, T.5, R.11, Troy Township, Athens County, Ohio and being a part of Parcel L010010075401 as described in Volume 591, Page 1649 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a point in the Hocking River bearing N 56° 01' 44" E, 1274.82 feet from an iron pin called for at the Southwest corner of Section 30:

Thence along a new line created by this survey,

N 60° 00' 21" E, 730.45 feet to a point in the right of way of County Road 58 (Frost Road), passing iron pins set at 62.96 and 703.04 feet;

Thence along a **curve to the right** with a **radius of 5669.58 feet, arc length of 313.12 feet, chord bearing of S 27° 29' 38" E, and chord length of 313.08 feet** to a point in the right of way of said road;

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

S 60° 00' 21" W, 688.76 feet to a point in the Hocking River, passing iron pins set at 15.25 and 604.51 feet;

Thence along said river the following two courses:

N 46° 52' 17" W, 96.55 feet to a point;

N 29° 59' 38" W, 220.38 feet to the Point of Beginning and **containing 5.177 acres.**

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch rebar with I.D. Cap stamped "Branner Surveying 8816"

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

The above description is based on a field survey completed April, 2022 by

Jeb Branner, P.S. 8816



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Rebecca Fullen*
DATE: *4/12/22*

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

APR 14 2022

Jill Thompson
Athens County Auditor

DESCRIPTION OF A 5.151 ACRE TRACT TRACT C

Situated in Section 30, T.5, R.11, Troy Township, Athens County, Ohio and being a part of Parcel L010010075401 as described in Volume 591, Page 1649 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a point in the Hocking River bearing N 69° 47' 58" E, 1319.00 feet from an iron pin called for at the Southwest corner of Section 30:

Thence along a new line created by this survey,

N 60° 00' 21" E, 688.76 feet to a point in the right of way of County Road 58 (Frost Road), passing iron pins set at 84.25 and 673.52 feet;

Thence along a **curve to the right** with a **radius of 5669.58 feet, arc length of 365.90 feet, chord bearing of S 24° 03' 46" E, and a chord length of 365.83 feet** to point in the right of way of said road;

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

S 60° 00' 21" W, 540.56 feet to point in the Hocking River, passing iron pins set at 13.18 and 443.33 feet;

Thence along said river,

N 46° 52' 17" W, 380.25 feet to the Point of Beginning and **containing 5.151 acres.**

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch rebar with I.D. Cap stamped "Branner Surveying 8816"

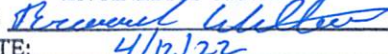
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed April, 2022 by

Jeb Branner, P.S. 8816



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 4/12/22

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

APR 14 2022

Jill Thompson
Athens County Auditor

DESCRIPTION OF A 5.124 ACRE TRACT TRACT D

Situated in Sections 29 & 30, T.5, R.11, Troy Township, Athens County, Ohio and being a part of Parcel L010010075401 as described in Volume 591, Page 1649 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a point in the Hocking River bearing N 82° 38' 55" E, 1527.95 feet from an iron pin called for at the Southwest corner of Section 30:

Thence along a new line created by this survey,

N 60° 00' 21" E, 540.56 feet to a point in the right of way of County Road 58 (Frost Road), passing iron pins set at 97.23 and 527.38 feet;

Thence along a **curve to the right** with a **radius of 5669.58 feet, arc length of 629.63 feet, chord bearing of S 19° 01' 57" E, and a chord length of 629.30 feet** to point in the right of way of said road;

Thence leaving said road and along the lines of Fonz Properties LTD (517-1033 O.R.), **N 89° 28' 45" W, 330.00 feet** to a point in the Hocking River, passing a railroad spike found in the center of said road at 15.37 feet, and iron pins set at 56.63 and 175.33 feet;

Thence along said river,

N 46° 52' 17" W, 470.53 feet to the Point of Beginning and **containing 5.124 acres** of which 5.045 acres are contained within section 30 and 0.079 acres are contained within section 29.

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch rebar with I.D. Cap stamped "Branner Surveying 8816"


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

The above description is based on a field survey completed April, 2022 by

Jeb Branner, P.S. 8816



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 4/12/22

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

APR 14 2022

Jill Thompson
Athens County Auditor