

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Terrance Williamson
DATE: 2/23/16

DESCRIPTION OF A 5.75 ACRE TRACT

Situated in Section 14, T.8, R.14, Alexander Township, Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found that bears North 132 feet and N 2° 14' 31" E, 681.79 feet (deed) from the Southeast Corner of Lease Lot 1;

Thence along the lines of Mace (332-1676 OR) and Freidman (333-1522 OR), N 2° 14' 31" E, 365.05 feet to a fence corner with a witness pin bearing N 87° 52' 31" W, 0.77 feet, and passing an iron pin found at 256.22 feet;

Thence along the lines of Hobbs (174-877 OR), S 87° 52' 31" E, 631.37 feet to a point in the intersection of Wood Rd. (CR 15) and Pearl Wood Road (CR 95), passing an iron pin set in fenceline at 234.92 feet;

Thence along Pearl Wood Road (CR95) the following 7 courses:

- 1) S 14° 57' 41" E, 121.89 feet to a point;
- 2) S 8° 40' 08" E, 130.19 feet to a point;
- 3) S 2° 42' 18" E, 73.38 feet to a point;
- 4) S 4° 44' 38" W, 38.65 feet to a railroad spike found at the intersection of said road and Cooley Road (T-48);
- 5) S 10° 24' 25" W, 23.94 feet to a point;
- 6) S 25° 20' 59" W, 35.52 feet to a point;
- 7) S 32° 44' 48" W, 11.05 feet to a point;

Thence leaving said road and along the lines of Brannon (222-91 OR), N 69° 19' 08" W, 198.41 feet to an iron pin found, passing an iron pin found at 28.71 feet;

Thence N 88° 36' 36" W, 485.58 feet to the point of beginning and containing 5.75 acres.

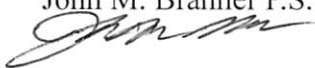
Subject to all easements and rights of way of record.

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

The above description is based on a field survey completed February 2016 by

John M. Branner P.S. 6805



Witness IP Set
N 87° 52' 31" W
0.77' of Fence Corner

**FREIDMAN
JEROME**
333-1522 OR
2.000 ac.

**MACE
MARK A & STEFAN**
332-1676 OR
18.000 ac.

P.O.B.
Bearing North 132'
and N 2° 14' 31" E, 681.79'
from S.E. Corner of L.L. 1
(Deed)

L.L. 1 L.L. 2

**HOBBS
JOEL B**
174-877 OR
5.480 ac.

Wood Rd. (CR 15)
S 87° 52' 31" E
+234.92' 631.37'

Intersection

Pearl Wood Rd.
(CR 95)

S 14° 57' 41" E
121.89'
S 8° 40' 08" E
130.19'

**MERULLO
PASQUALE A**
323-301 DR
30.7500 ac.

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ENGINEER'S OFFICE
BY: Perceal Williams
DATE: 2/23/16

5.75 Acres

**FRIEDMAN
JEROME**
333-1522 OR

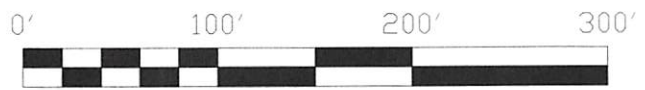
N 88° 36' 36" W
485.58'

**BRANNON
ERIC M**
222-91 OR
7.3800 ac.

N 69° 19' 08" W
198.41' +28.71'
(0.16 ac.)*
(Conrad-200-143 O.R.)

Cooley Rd. (T-48)
R.R. Spike Found
at Intersection

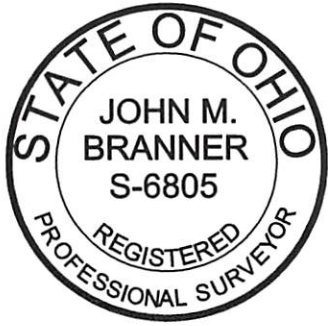
Pearl Wood Rd.
(CR 95)



Scale 1 Inch = 100 feet

○ = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
● = iron pin found

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



Survey of a 5.75 Acre Tract
Located in Section 14, T-8,
R-14, Alexander Twp.,
Athens Co., Ohio
Surveyed February 2016

By: John M. Branner
John M. Branner P.S. 6805
62 East First Street
The Plains, Ohio 45780

Short Line Table

Line	Bearing	Distance
1	S 2° 42' 18" E	73.38'
2	S 4° 44' 38" W	38.65'
3	S 10° 24' 25" W	23.94'
4	S 25° 20' 59" W	35.52'
5	S 32° 44' 48" W	11.05'

* to be conveyed to Friedman prior to conveyance of 5.75 ac.