

Description Checked for  
Mathematical Accuracy  
Athens County

ENGINEER'S OFFICE

BY: David E. Stewart  
DATE: 9/6/16



### DESCRIPTION OF A 5.695 ACRE TRACT

Situated in Farm-lot #1, Section 28, T.8, R.14, Alexander Township, Athens County, Ohio and being parts of the Danny L. Brookhart Tracts ( 183-188 O.R.) and being more particularly described as follows:

Beginning at a point in Williams Road at the North-west corner of the Brookhart 5.400 acre tract recorded as Parcel 3 ( 183-188 O.R.) , said point calculated to bear South 80 degrees 14 minutes 39 seconds West, 994.53 feet from the North-east corner of Williams Subdivision.

Thence, along Williams Road:

**N 71° 10' 26" E, 239.41 feet** to a point;

Thence, leaving said road and along new lines created by this survey:

**S 7° 38' 02" E, 102.97 feet** to an iron pin set, passing an iron pin set at 28.71 feet;

**S 22° 26' 47" E, 162.57 feet** to an iron pin set;

**S 43° 23' 14" E, 96.58 feet** to an iron pin set;

**S 73° 33' 56" E, 138.67 feet** to a point in Northerly right of way of the Norfolk and Southern Railroad, passing an iron pin set at 100.67 feet;

Thence, along the line of said right of way:

Curve to the right: **Arc= 332.48 feet; Radius= 726.49 feet; Chord= 329.59 feet; Chord Bearing = S 37° 18' 52" W** to a point;

**S 50° 27' 47" W, 500.00 feet;**

Thence, leaving said right of way and along the lines of Bradley and Cheryl Brooks (76-638 O.R.):

**N 4° 42' 20" E, 365.00 feet** to an iron pin found;

**N 46° 35' 56" E, 190.07 feet** to an iron pin found;

**N 12° 49' 27" W, 380.00 feet** (passing an iron pin found at 358.91 feet) to the point of beginning and containing **5.695 acres** of which 5.24 acres are out of PID# B010010061700, 0.437 acres are out of PID# B010010061300, 0.005 acres are out of PID# B010010061400 and 0.013 acres are out of PID# B010010062100.

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 August 2016 by

John M. Branner P.S. 6805

Handwritten signature of John M. Branner in blue ink.

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

SEP 07 2016

Jill Thompson  
Athens County Auditor

