

**DESCRIPTION OF A 5.285 ACRE TRACT  
"Tract B"**

Situated in Farm Lot 3, Section 22, T.8, R.14, Alexander Township, Athens County, Ohio and being a part of a 53.12 acre tract as described in Volume 260, Page 1063 of the Official Records of Athens County and being more particularly described as follows:

**Commencing** at the Northeast corner of Farm Lot 3, thence S 48° 21' 32" W, 1176.74 feet (calculated) to an iron pin set and also being the **Point of Beginning** for the survey herein decribed:

Thence along new lines created by this survey:

Thence, S 78° 04' 50" E, 299.41 feet to an iron pin set;

Thence, S 13° 14' 34" W, 315.91 feet to an iron pin set;

Thence, S 11° 35' 36" W, 213.52 feet to a point in Township Road 55 (Williams Road) passing an iron pin set at 164.54 feet;

Thence along said road the following four courses:

(1) N 75° 38' 55" W, 138.15 feet to a point;

(2) N 82° 24' 19" W, 126.53 feet to a point;

(3) S 89° 28' 56" W, 185.08 feet to a point;

(4) S 83° 06' 53" W, 45.46 feet to a point;

Thence leaving said road and along the West side of an existing gravel private drive the following four courses:

(1) N 15° 53' 10" E, 378.18 feet to an iron pin set, passing an iron pin set at 27.05 feet;

(2) N 49° 53' 02" E, 57.48 feet to an iron pin set;

(3) N 77° 46' 06" E, 57.48 feet to an iron pin set;

(4) N 89° 16' 14" E, 83.25 feet to an iron pin set;

Thence N 11° 39' 26" E, 123.19 feet to the point of beginning and **containing 5.285 acres**, more or less. SUBJECT TO that Easement and Right of Way for Driveway, Utility, and Draining purposes appurtenant to and benefitting that 5.729 Acres Tract A, a copy of which is Subject to all easements and rights of way of record. attached hereto and incorporated herein by reference.

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 – Ohio South Zone

The above description is based on a field survey completed September, 2018 by

John M. Branner P.S. 6805



Legal Description Pre-Approval

**APPROVED**

All transfers are subject to  
Athens County Conveyance Standards

SEP 26 2018

Jill Thompson  
Athens County Auditor



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Di E. 80  
DATE: 9/24/18

EXHIBIT A

Jeffers  
Tina P.  
260-1063 O.R.

P.O.C.  
Stone laid flat at  
Northeast Corner  
of Farm Lot 3



Short Line Table		
LINE	BEARING	DISTANCE
L1	S 11° 39' 26" W	123.19'
L2	S 89° 16' 14" W	83.25'
L3	S 77° 46' 06" W	57.48'
L4	S 49° 53' 02" W	57.48'
L5	S 74° 10' 16" W	59.22'
L6	N 49° 53' 02" E	57.48'
L7	N 77° 46' 06" E	57.48'
L8	N 89° 16' 14" E	83.25'
L9	N 11° 39' 26" E	123.19'
L10	N 75° 38' 55" W	138.15'
L11	N 82° 24' 19" W	126.53'
L12	S 89° 28' 56" W	185.08'
L13	S 83° 06' 53" W	45.46'

**Tract A**  
5.729 Acres

**Tract B**  
5.285 Acres

P.O.B.

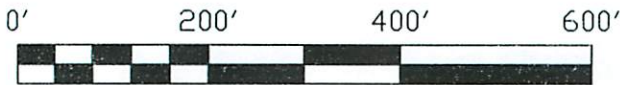
bears S 48° 21' 32" W,  
1176.74 feet from the  
Northeast Corner of  
Farm Lot 3  
(Stone Laid Flat)

Bickle  
Aaron L. & Jennifer N.  
493-2240 O.R.

Township Road 55 (Williams Road)

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Die E. 819  
DATE: 9/24/18



Scale 1"=200'

○ = Iron pin set 5/8" rebar w/ plastic ID cap

● = Iron pin found

Bearings: N.A.D. Grid North - Ohio South Zone

Ref. Docs.: Tax Plats, Deeds, Existing Surveys



Survey of Two Tracts  
Situated in Farm Lot 3,  
Section 22, T.8, R.14,  
Alexander Twp., Athens Co., OH  
Surveyed September, 2018  
by:

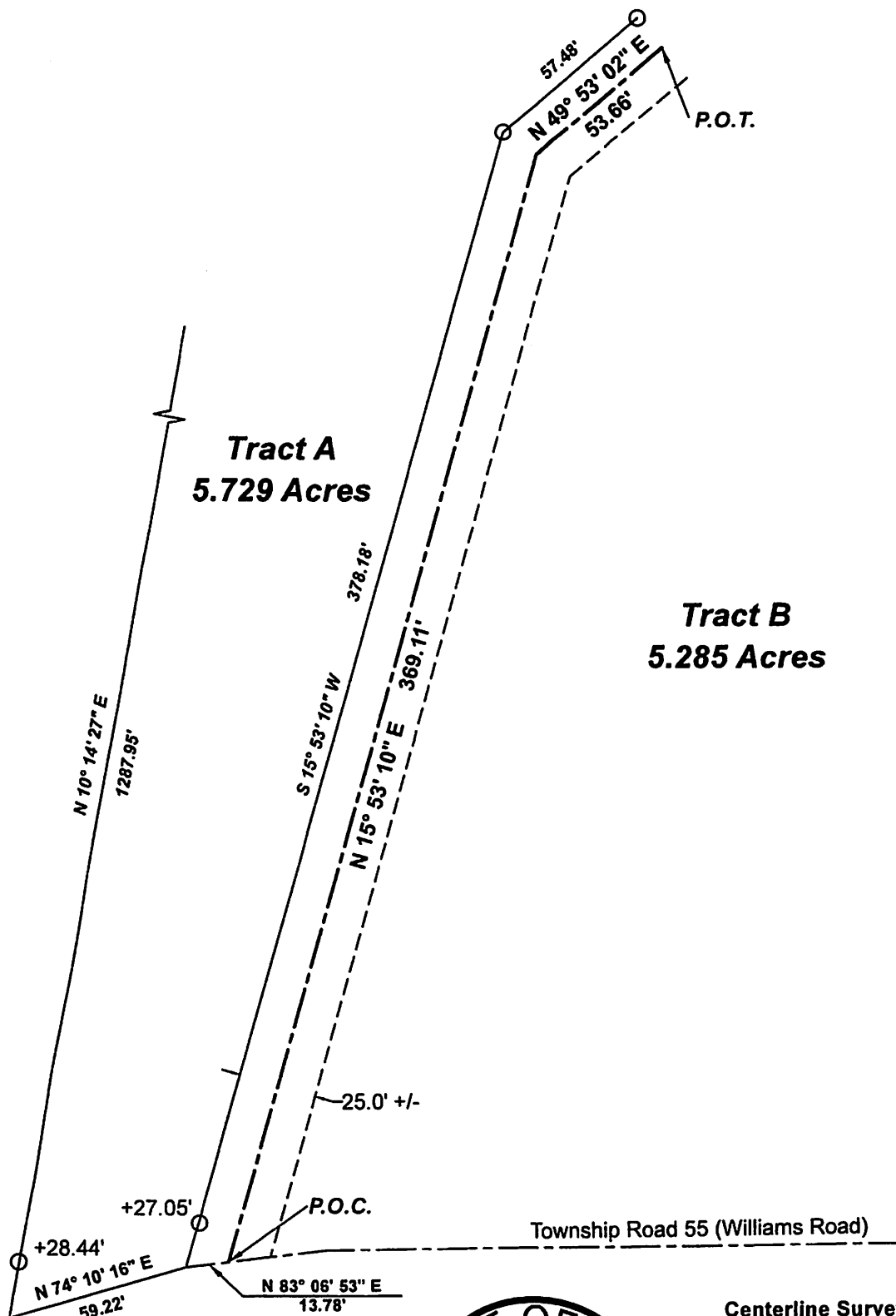
By: John M. Branner  
John M. Branner, P.S. 8605  
P.O. Box 274  
The Plains, OH 45780

### **“Driveway/Utility Easement Description”**

Together with and appurtenant to the said 5.729 Acres Tract A shall be a perpetual Easement and Right of Way for Driveway purposes and for utility purposes along, over, and across that 5.285 Acres Tract described as Tract B in Exhibit A, and as more particularly depicted and described in that “Centerline Survey of a 25' Wide Easement” attached hereto and incorporated herein by reference. The said Right of Way shall be as depicted on the Survey Plat attached as part of Exhibit A. The western and northern border of the Easement and Right of Way shall run continuously and contingously along the eastern and southern border of the said 5.729 acres Tract A (the dominant tract) and shall burden the 5.285 acres Tract B (the servient tract). The width of the Easement shall be 25 feet wide. The Easement shall run from the public right of way of Township Road 55 (Williams Road), northerly and easterly to the point depicted on the said Survey Plat.

The purposes of the Easement shall be for driveway, utilities, and drainage, benefitting the said 5.729 acres Tract A.

The owner/occupant of the 5.285 Acres Tract B may mutually use the said Easement and Right of Way for driveway purposes, and the said owner/occupant of the 5.285 Acres Tract B shall contribute one-half ( $\frac{1}{2}$ ) of the annual cost of upkeep and maintenance of the said Easement and Right of Way.



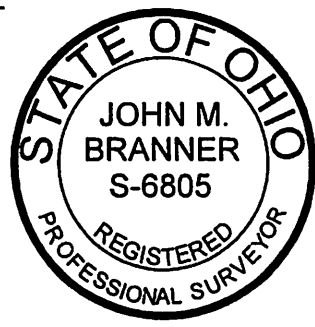
0' 50' 100' 150'



Scale 1"=50'

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

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



Centerline Survey of a  
25' wide Easement that  
encompasses an existing  
drive

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