

DESCRIPTION OF A 5.729 ACRE TRACT
"Tract A"

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,

S 11° 39' 26" W, 123.19 feet to an iron pin set at the edge of an existing gravel drive;

Thence along the West edge of said gravel drive the following four courses:

(1) **S 89° 16' 14" W, 83.25 feet** to an iron pin set;

(2) **S 77° 46' 06" W, 57.48 feet** to an iron pin set;

(3) **S 49° 53' 02" W, 57.48 feet** to an iron pin set;

(4) **S 15° 53' 10" W, 378.18 feet** to a point in Township Road 55 (Williams Road), passing an iron pin set at 353.13 feet;

Thence along said road,

S 74° 10' 16" W, 59.22 feet to a point;

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

N 10° 14' 27" E, 1287.95 feet to an iron pin set, passing an iron pin set at 28.44 feet;

Thence, **S 77° 13' 13" E, 244.15 feet** to an iron pin set;;

Thence, **S 05° 26' 00" W, 342.59 feet** to an iron pin set;

Thence, **S 11° 34' 40" W, 328.24 feet** to the point of beginning **and containing 5.729 acres**, more or less.

Together with that Easement described in the attached "Driveway/Utility Easement Description".

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 – Ohio South Zone

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

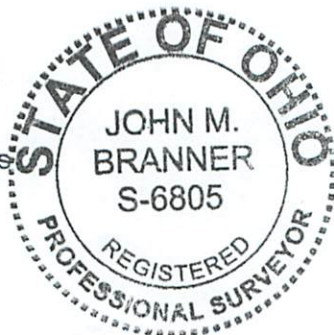
John M. Branner P.S. 6805



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: _____

DATE: _____

David E. Stewart
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



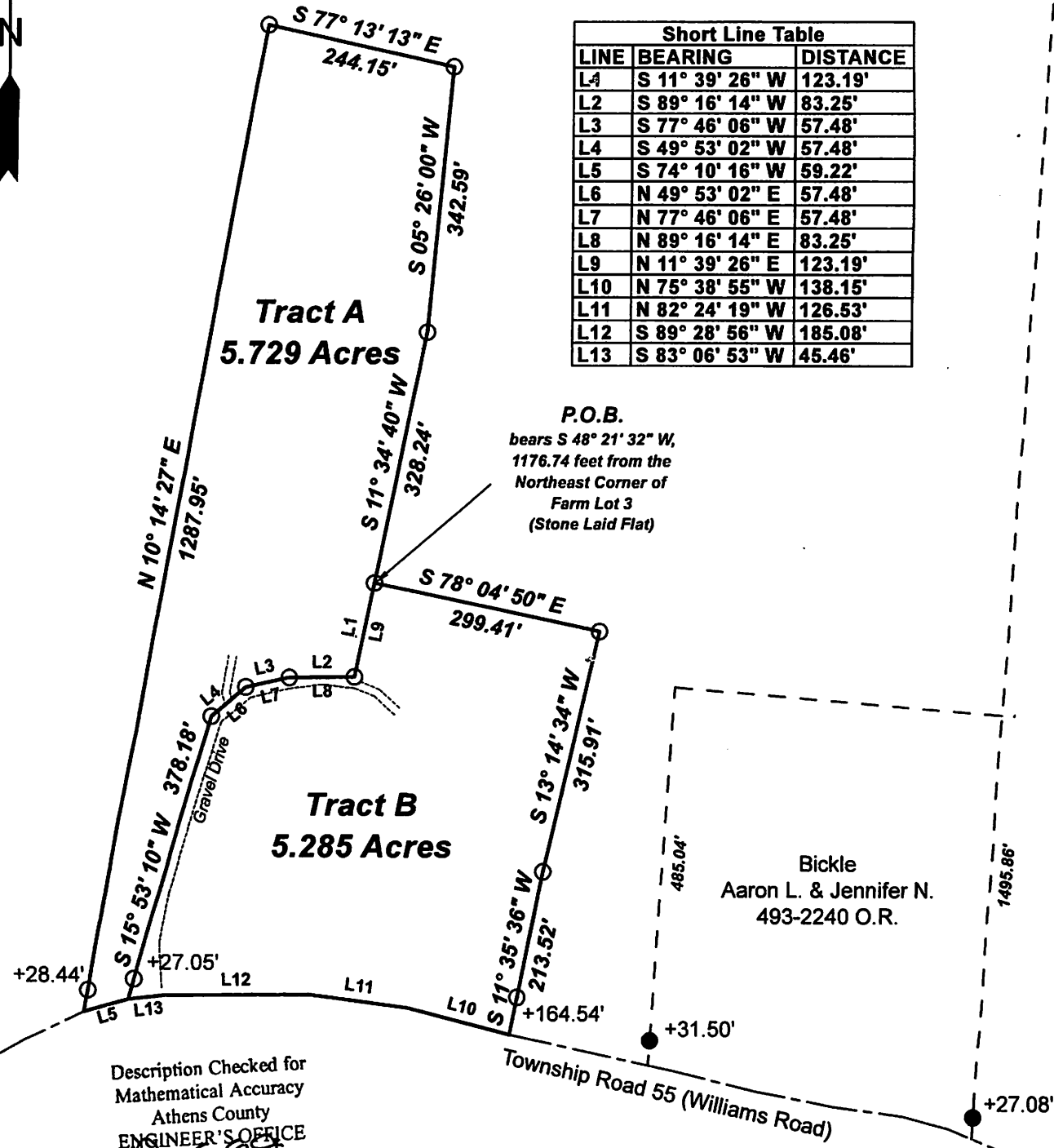
Short Line Table		
LINE	BEARING	DISTANCE
L1	S 11° 39' 26" W	123.19'
L2	S 89° 16' 14" W	83.25'
L3	S 77° 46' 06" W	57.48'
L4	S 49° 53' 02" W	57.48'
L5	S 74° 10' 16" W	59.22'
L6	N 49° 53' 02" E	57.48'
L7	N 77° 46' 06" E	57.48'
L8	N 89° 16' 14" E	83.25'
L9	N 11° 39' 26" E	123.19'
L10	N 75° 38' 55" W	138.15'
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.



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: John M. Branner
DATE: 9/24/18

0' 200' 400' 600'

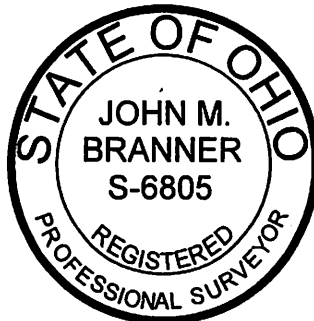
Scale 1"=200'

○ = 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:

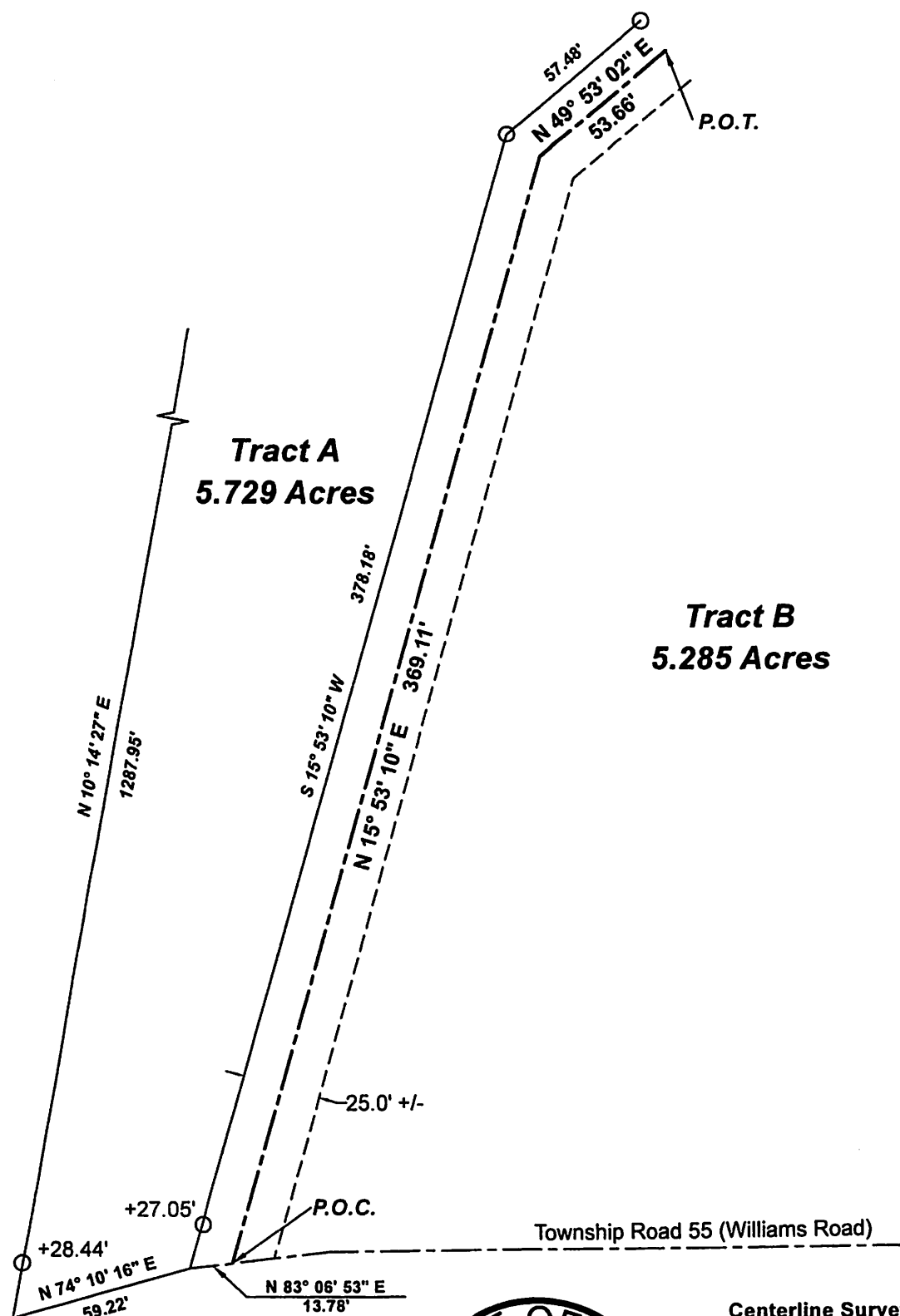
By: John M. Branner
John M. Branner, P.S. 8605
P.O. Box 274
The Plains, OH 45780

“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 (1/2) of the annual cost of upkeep and maintenance of the said Easement and Right of Way.



Tract A
5.729 Acres

Tract B
5.285 Acres

Township Road 55 (Williams Road)

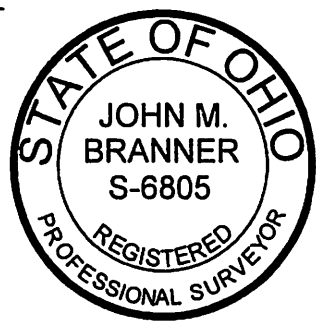
0' 50' 100' 150'



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

By: *John M. Branner*
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The Plains, OH 45780