

DESCRIPTION - TRACT 2 - 21.662 ACRES

PART OF LEWIS HIXSON PROPERTY

VOLUME 208, PAGE 276

Situated in the Township of Ames, County of Athens, State of Ohio and being a part of the southwest quarter of Section 26, Town 6, Range 13, more particularly described as follows:

Beginning at a stone found at the southwest corner of Section 26; thence north $5^{\circ}00'00''$ east along the west property line, 526.75 feet to an iron pin; thence leaving the section line, south $42^{\circ}49'40''$ east 354.60 feet to an iron pin; thence north $54^{\circ}44'00''$ east 366.05 feet to an iron pin; thence north $86^{\circ}03'20''$ east 264.33 feet to an iron pin; thence north $31^{\circ}06'22''$ east 504.15 feet to an iron pin; thence north $61^{\circ}40'30''$ east 328.39 feet to a railroad spike in the center of Athens County Road 34, passing through an iron pin at 306.27 feet; thence south $47^{\circ}41'54''$ east along the center of the County Road 108.14 feet to a railroad spike; thence leaving the County Road, south $4^{\circ}47'16''$ west 1130.00 feet to a stone; thence north $85^{\circ}09'51''$ west 1389.68 feet to the place of beginning and containing 21.662 acres. Subject to all legal rights of way and easements of record.

Prepared by: William M. Watkins.

Registered Surveyor #S5216

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: Charles McKinney
DATE: 6-22-81

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AMS# 26

Description checked for

Mathematical Accuracy

ATHENS COUNTY

ENGINEER'S OFFICE

BY: Charles McKinley

DATE: 6-22-31

DESCRIPTION - TRACT 1 - 20.862 ACRES

PART OF LEWIS HIXSON PROPERTY

Volume 208, Page 276

Situated in the Township of Ames, County of Athens, State of Ohio and being a part of the southwest quarter of Section 26, Town 6, Range 13, more particularly described as follows:

Commencing at a stone found at the southwest corner of Section 26; thence north $5^{\circ}00'00''$ east along the west section line 526.75 feet to an iron pin, said iron pin being the place of beginning for the tract of land herein described; thence continuing with the west section line, north $5^{\circ}00'00''$ east 598.59 feet to an iron pin; the most southerly corner of the William E. and Susan M. Perine 15.52 acre tract recorded in Volume 324, Page 317; thence along the Perine southerly and southeasterly property line the following courses:

North $82^{\circ}02'00''$ east 218.20 feet to an iron pin;

North $51^{\circ}00'00''$ east 273.00 feet to an iron pin;

North $40^{\circ}40'00''$ east 57.26 feet to an iron pin;

thence leaving the Perine 15.52 acre tract property line, south $87^{\circ}38'10''$ east 750.34 feet to a railroad spike in the center line of Athens County Road 34, passing through an iron pin at 725.34 feet; thence south $18^{\circ}39'20''$ east along the center of the County Road 267.97 feet to a railroad spike; thence leaving the County Road, south $61^{\circ}40'30''$ west 328.39 feet to an iron pin, passing through an iron pin at 22.12 feet; thence south $31^{\circ}06'22''$ west 504.15 feet to an iron pin; thence south $86^{\circ}03'20''$ west 264.33 feet to an iron pin; thence south $54^{\circ}44'00''$ west 366.05 feet to an iron pin; thence north $42^{\circ}49'40''$ west 354.60 feet to the place of beginning and containing 20.862 acres. Subject to all legal rights of way and easements of record.

Prepared by: William M. Watkins

Registered Surveyor #35216

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LEWIS HIXSON
208-276

WILLIAM E. & SUSAN M. FERINE
324-317

S81°28'13"E 750.34'

TRACT 1
20.862 ACRES

CORDELL BONIMAN, ETAL.
344-718

N51°00'00"E 598.52'

526.76'

577.23'

526.76'

S42°16'W 1130.00'



PLAN OF SURVEY
TRACT 1 - 20.862 ACRES
TRACT 2 - 20.862 ACRES
PART OF LEWIS HIXSON PROPERTY
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PART OF S.W. 4, SECTION 26, TOWNSHIP 10, RANGE 13
AMHERST TWP., ATHENS CO., OHIO

SCALE: 1" = 100' SURVEYED - APRIL, 1981

William M. Watkins
REGISTERED SURVEYOR NO. S-5216

TRACT 2



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