

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Branch William
DATE: 11/24/14

Description of a 5.04 Acre Tract

Situated in L.L. 121 and L.L. 122 of Section 26, T.9, R.14, Athens Township, Athens County, Ohio and being a part of a tract of land as described in Volume 194, Page 942 of the Official Records of Athens County and being more particularly described as follows:

Beginning at an iron pin set that bears North 86 degrees 54 minutes 14 seconds West, 50.03 feet from the North-west corner of Lot#1 of Heatherstone Subdivision (Env. 470-A) and also being the North-west corner of a 0.482 acre tract (Kochis- 194-942 O.R.)

Thence, along the south-line of Ohio Universtiy (249-561 D.R.)

N 86° 54' 14" W, 276.63 feet to an iron pin set;

Thence, along the lines of Gibson (435-2580 O.R.)

S 58° 12' 9" W, 226.25 feet to an iron pin set;

N 45° 36' 31" W, 159.73 feet to an iron pin set;

Thence, along a new line created by this survey:

S 5° 33' 48" W, 419.92 feet to an iron pin set in the westerly line of Lot 20 of Heatherstone Subdivision;

Thence with the lines of said Lot 20 , Yellamraju (308-139 O.R.)

N 45° 42' 10" E, 233.24 feet to an iron pin found;

S 25° 04' 45" E, 257.26 feet to an iron pin found;

Thence, along the north right of way line of Heatherstone Drive:

N 69° 33' 48" E, 29.70 feet;

Curve to the right:

Arc 42.95

Chord 42.88 Chord Bearing N 75-00-52 E

Radius 225.00

N 80° 29' 55" E, 224.03 feet;

Curve to the Right:

Arc 16.41 feet

Chord 16.41 feet Chord Bearing= N 82-35-15 E

Radius 225.00 feet

to an iron pin set;

Thence, along the west-line of Kochis (194-942 O.R.)

N 5° 33' 48" E 422.02 feet to the point of beginning and containing 5.04 Acres of which 0.21 acres are in L.L. 121 and 4.83 acres are in L.L. 122.

Subject to all easements and rights of way of record

Iron pins set are 5/8"x30" rebar w/ plastic I.D. cap

Bearings: Grid North N.A.D. 83

The above description is based on a field survey completed Nov. 2014 by John M. Branner P.S. 6805

John M. Branner

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

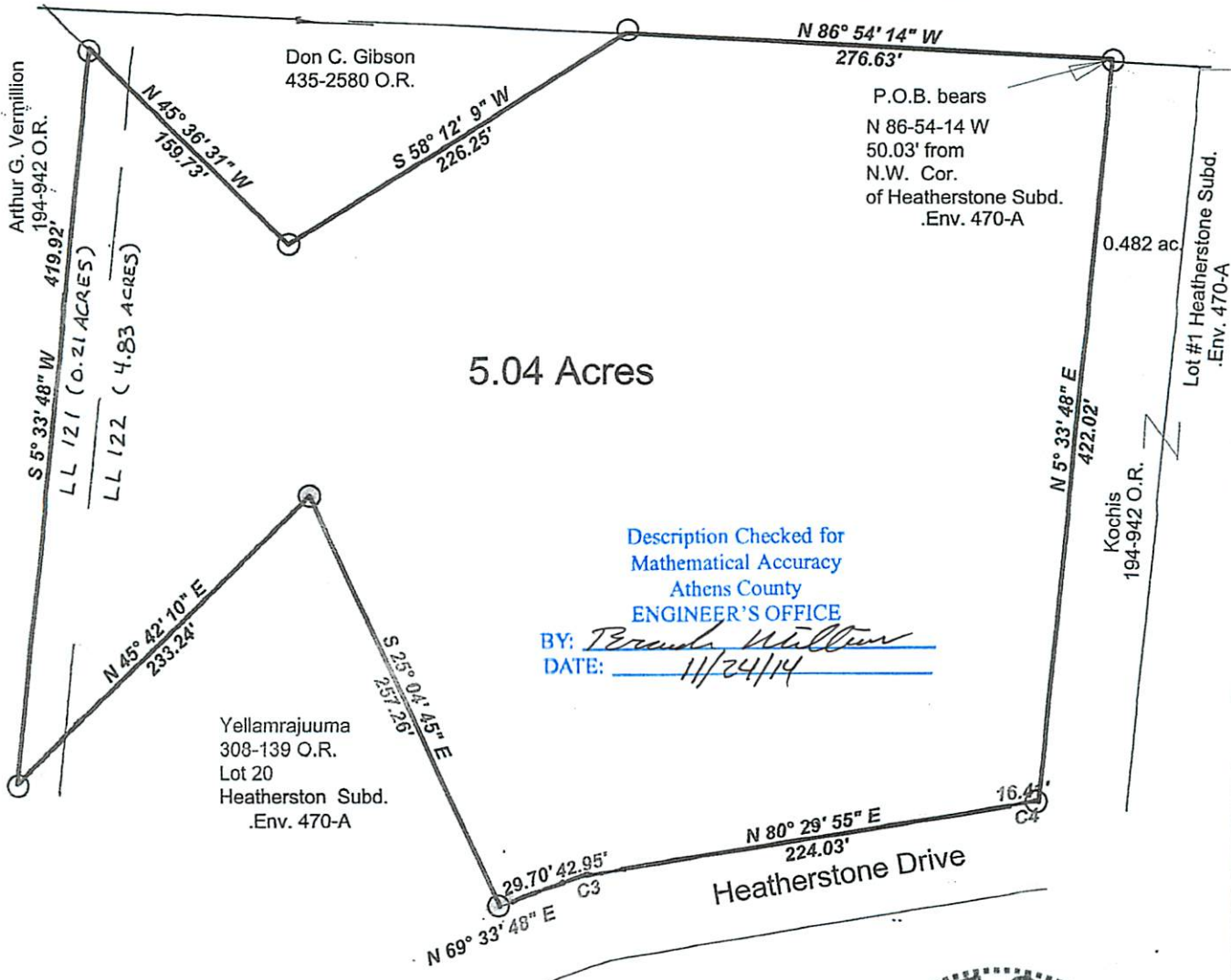
NOV 25 2014

Jill Thompson
Athens County Auditor



Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
3	10°56'09"	225.00	42.95	21.54	42.88	N 75° 00' 52" E
4	4°10'43"	225.00	16.41	8.21	16.41	N 82° 35' 15" E

Ohio University
249-561 D.R.

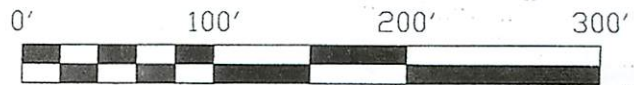


5.04 Acres

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ENGINEER'S OFFICE
BY: Brenda Hillman
DATE: 11/24/14

Survey of a 5.04 acre Tract
in L.L. 121 & 122, Sec. 26,
T.9, R.14, Athens Twp., Athens Co., O. □
Surveyed Nov. 2014

John M. Branner
John M. Branner P.S. 6805
62 East First Street,
The Plains, Oh. 45780
740541-0350



Scale 1 inch = 100 feet
○ = iron pin set
● = iron pin found
Bearings: N.A.D. 83: Grid North
Ref. Docs.: Deeds - Tax Plats