

AUG 13 2024

Jill Davidson
Athens County Auditor

DESCRIPTION OF A 5.013 ACRE TRACT

Situated in Farm Lots 36 & 53, Section 13, T.9, R.14, Athens Township, Athens County, Ohio and being a part of Parcels A010010028500 & A010010029800 as described in Volume 375, Page 1342 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set bearing S 01° 08' 17" E, 1411.04 feet (calculated) from the Northeast corner of Farm Lot 53:

Thence along a new line created by this survey,

S 02° 32' 25" E, 595.37 feet to a point in Township Road 58 (Hooper Road), passing an iron pin set at 569.25 feet;

Thence along said road:

N 82° 30' 12" W, 142.38 feet to a point;

N 65° 52' 11" W, 87.22 feet to a railroad spike found;

Thence leaving said road and along the lines of Johnson (193-275 O.R.) the following six courses:

(1) **N 43° 48' 02" E, 203.29 feet** to an iron pin set, passing an iron pin set at 38.18 feet (an iron pipe found out of position bears N 89° 40' 14" W, 7.97 feet);

(2) **N 82° 41' 09" W, 150.56 feet** to an iron pipe found in a gravel drive;

(3) along a **curve to the right** with a **radius of 48.00 feet**, a **delta angle of 43° 07' 23"**, an **arc length of 36.13 feet**, a **chord bearing of N 64° 25' 05" W**, and a **chord length of 35.28 feet** to a point in a gravel drive;

(4) **N 42° 51' 35" W, 12.41 feet** to a point in a gravel drive;

(5) along a **curve to the left** with a **radius of 48.00 feet**, a **delta angle of 108° 48' 16"**, an **arc length of 91.15 feet**, a **chord bearing of S 82° 44' 16" W**, and a **chord length of 78.06 feet** to a point in a gravel drive;

(6) **S 28° 20' 10" W, 88.41 feet** to a railroad spike found in Township Road 58 (Hooper Road), passing a railroad spike found in a gravel drive at 68.41 feet;

Thence along said road:

N 57° 22' 59" W, 78.53 feet to a point;

N 62° 16' 52" W, 48.20 feet to a point;

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

N 02° 57' 24" E, 414.35 feet to an iron pin set, passing an iron pin set at 22.41 feet;

S 84° 51' 15" E, 451.93 feet to the Point of Beginning and **containing 5.013 acres** of which 1.635 acres are contained within Parcel A010010028500 (Farm Lot 36) and 3.378 acres are contained within Parcel A010010029800 (Farm Lot 53).


Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"

Bearing: Grid North – N.A.D. 83 – Ohio South Zone

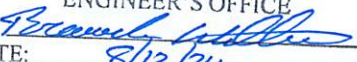
The attached map is considered to be an integral part of this description and to be included in any future transfers.

The above description is based on a field survey completed August, 2024 by


Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, Ohio 45780
740-592-5778



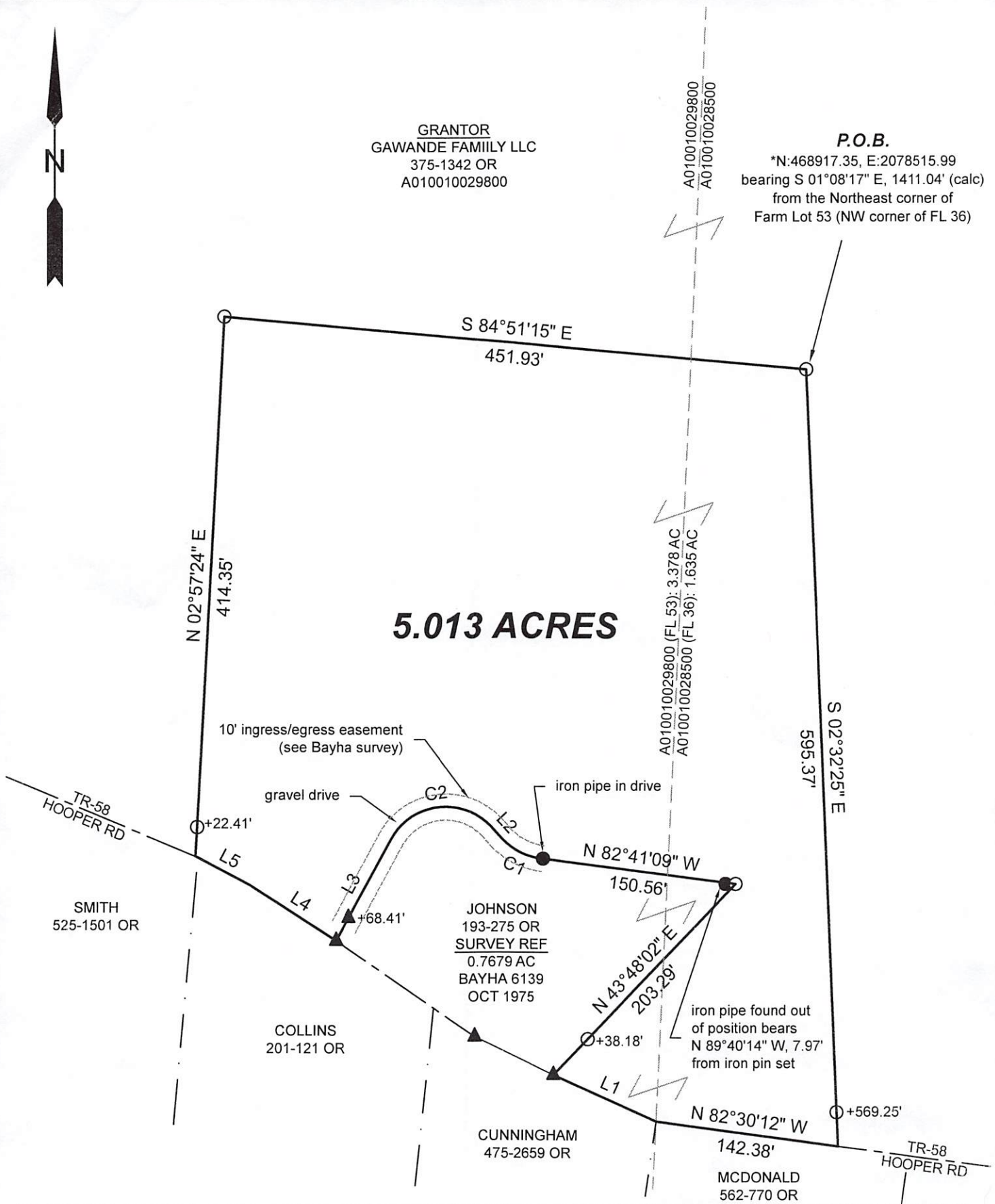
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 8/12/24



GRANTOR
GAWANDE FAMILY LLC
375-1342 OR
A010010029800

P.O.B.
*N:468917.35, E:2078515.99
bearing S 01°08'17" E, 1411.04' (calc)
from the Northeast corner of
Farm Lot 53 (NW corner of FL 36)



Curve Table					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	48.00'	36.13'	35.28'	N 64°25'05\" W	43°07'23\"
C2	48.00'	91.15'	78.06'	S 82°44'16\" W	108°48'16\"

Line Table		
LINE	BEARING	DISTANCE
L1	N 65°52'11\" W	87.22'
L2	N 42°51'35\" W	12.41'
L3	S 28°20'10\" W	88.41'
L4	N 57°22'59\" W	78.53'
L5	N 62°16'52\" W	48.20'

Description Checked for
Mathematical Accuracy
Athens County
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BY: *F. Branner*
DATE: 8/12/24

0' 100' 200' 300'



Scale 1\"=100'

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

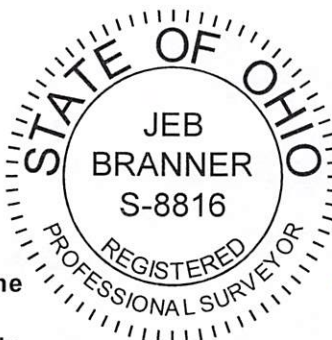
● = Iron pin found unless otherwise noted

▲ = Railroad spike found

Bearings: N.A.D. 83 - Grid North - Ohio South Zone

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

*Coordinates are to be used for GIS purposes only



SURVEY OF A 5.013 ACRE TRACT
Situating in Farm Lots 36 & 53,
Section 13, T.9, R.14,
Athens Twp., Athens Co., OH
Surveyed Completed August, 2024

By: *Jeb Branner*
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The Plains, OH 45780
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