

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *J. Perdue W. Allen*  
DATE: 11/18/14

DESCRIPTION OF A 69.026 ACRE TRACT

Situated in L.L. 162, Section 32, T.9, R.14, Athens Township, Athens County, Ohio and being a part of the Second Tract as described in Tract Two of Volume 133, Page 62, of the Official Records Of Athens County and being more particularly described as follows:

Beginning at a stone found at the Southeast corner of L.L. 162,  
Thence, along the South-line of L.L. 162 and the North-line of Flournoy (179-970 O.R.)  
N 86° 02' 45" W, 1605.02 feet to a stone;  
Thence, along the West-line of L.L. 162 and the East-lines of Lovdal (430-277 O.R.) and Wren (166-669 O.R.)  
N 3° 43' 7" E, 2639.68 feet to an iron pin found at base of fallen fence corner post;  
Thence, along the North-line of L.L. 162 and the South lines of Vale (381-853 O.R.), the Bateman 0.75 acre tract (133-162 O.R.) and Currens (154-116 O.R.)  
S 86° 46' 30" E 945.61 feet to a point in the West right of way line of a private road Bateman Subdivision (Env. 487-B);  
Thence along the west-lines of said right of way:

Curve to the Left:

Arc= 151.23 feet  
Chord= S 30° 35' 35" W, 149.63 feet  
Radius 300.00 feet

S 16° 09' 6" W, 64.43 feet to an iron pin set;  
Thence, along new-lines created by this Survey:  
S 82° 15' 9" W, 432.68 feet to an iron pin set  
S 41° 58' 7" W, 520.65 feet to an iron pin set;  
S 22° 44' 37" E, 549.15 feet to an iron pin set;  
S 24° 00' 48" E, 602.89 feet to an iron pin set;  
N 88° 02' 59" E, 906.24 feet to an iron pin set;  
N 17° 09' 13" W, 316.65 feet to an iron pin set;  
N 32° 51' 22" W, 351.25 feet to an iron pin set;  
N 25° 24' 24" W, 205.57 feet to an iron pin found in the East-right of way line of a private road Bateman Subdivision (Env. 487-B);

Thence, with the east-line of said right of way:

N 21° 50' 33" W, 104.95 feet;

Curve to the Right:

Arc=62.37 feet  
Chord= N 15° 20' 43" W, 62.24 feet  
Radius=275.00 feet

N 8° 50' 52" W, 159.74 feet to a point;

A curve to the left:

Arc=86.91 feet;  
Chord= N 19° 54' 49" W, 86.37 feet  
Radius=225.00 feet

N 30° 58' 46" W, 147.23 feet;

to the Right:

Arc= 61.69 feet  
Chord= N 7° 24' 56" W, 59.97 feet  
Radius= 75.00 feet;

**N 16° 09' 6" E, 160.56 feet;**

**Curve to the right:**

**Arc=175.37 feet;**

**Chord= N 36° 14' 51" E, 171.80 feet;**

**Radius=249.99 feet;**

**to a point in the North-line of L.L. 162;**

**Thence, along the North-line of L.L. 162 and the South-line of Currens ( 154-116 O.R.)**

**S 86° 53' 35" E, 587.12 feet to a fence corner;**

**Thence, along the East-line of L.L. 162 and the Westline of Michaels 15.00 acres ( 133-62 O.R.- 15.) and  
Flournoy (179-970 O.R.)**

**S 3° 44' 41" W, 2661.28 feet to the point of beginning and containing 69.026 Acres.**

**Subject to all easements and rights of way of record**

**Iron pins set are 5/8"x 30" long rebar w./ plastic I.D. cap,**

**Bearings: N.A.D. 83 Grid North**

**The above description is based on a field survey completed November 2014 by**

**John M. Branner P.S. 6805**



VALE JOHN  
FRANK &  
CONNIE S  
361-853 O.R.

N.W. Cor of  
L.L. 162

361-853

Bateman(0.75 ac.)  
133-62 O.R.

CURRENS  
GINA LYNN  
184-118 O.R.

fence corner  
N.E. Cor of  
L.L. 162

MICHAEL MARY  
ANN ET AL  
133-62 O.R.  
18.0000

WREN R  
MICHAEL JR  
168-889 O.R.

2.808 Acres  
to be contiguous  
and contiguous  
with Lot #1

50' wide private roadway  
2.944 acres

Lot #1  
Bateman Subd.  
Env 487-B

Mary Ann and James O. Michaels  
276-213 O.R.

P.O.B. bears  
N 36° 06' 4" W  
1928.09'  
from S.E. Cor.  
of L.L. 162

Lot #2  
Bateman Subd.  
Env 487-B

Shelly Bateman & Bucher &  
Henry G. Bucher  
276-215 O.R.

4.044 Acres  
to be contiguous and  
contiguous with  
Lot #2

FLOURNOY  
DONALD M &  
179-870 O.R.

LOYDAL  
THOMAS H &  
430-277 O.R.

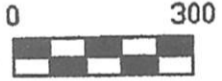
Mary Ann Michaels and Shelly Lynn Bateman  
133-62 O.R. (second tract)  
P.I.D. # A030030002100

69.026 Acres

Description Checked for  
Mathematical Accuracy  
Athens County

ENGINEER'S OFFICE

BY: *John M. Branner*  
DATE: 11/18/14



S.W. Cor of  
L.L. 162

N 88° 02' 45" W  
1008.02'

S.E. Cor of  
L.L. 162

FLOURNOY  
DONALD M &  
179-870 O.R.

Line	Bearing	Distance
1	S 23° 11' 58" E	583.39'
2	N 06° 39' 39" E	797.13'
3	N 21° 50' 33" W	522.39'
4	S 25° 24' 24" E	205.57'
5	S 32° 01' 22" E	351.25'
6	S 17° 09' 13" E	316.65'
7	S 88° 02' 58" W	908.24'
8	N 24° 00' 46" W	602.89'
9	N 42° 58' 3" E	11.15'
10	N 22° 44' 37" W	548.15'
11	N 41° 58' 7" E	520.65'
12	N 82° 18' 9" E	432.65'
13	S 16° 00' 6" W	98.13'
14	S 66° 47' 57" W	803.17'
15	S 23° 11' 58" E	540.35'
16	S 78° 09' 28" E	886.83'
17	S 06° 48' 30" E	945.61'
18	S 16° 00' 6" W	64.43'
19	N 21° 50' 33" W	104.95'
20	N 8° 50' 52" W	189.74'
21	N 30° 58' 46" W	147.23'
22	N 16° 00' 6" E	160.56'
23	S 06° 53' 35" E	587.12'
24	N 88° 22' 53" E	125.01'
25	N 88° 22' 53" E	125.01'
26	S 30° 58' 46" E	147.23'
27	S 0° 50' 49" E	189.74'
28	S 21° 50' 33" E	54.95'
29	N 14° 40' 4" W	775.60'
30	N 30° 35' 35" E	149.63'
31	S 86° 44' 26" E	73.57'
32	N 32° 52' 5" E	988.93'
33	N 68° 09' 27" E	769.91'

Curve	Radius	Arc	Chord	Chord Bearing
1	50.00	235.63	70.71	S 68° 50' 25" E
2	125.00	38.78	38.63	N 7° 16' 12" E
3	300.00	151.23	149.63	N 30° 35' 35" E
4	50.00	78.54	70.71	S 68° 50' 25" E
5	50.00	235.63	70.71	S 68° 50' 25" E
6	275.00	62.37	62.24	N 15° 20' 43" W
7	225.00	86.91	86.37	N 19° 54' 48" W
8	75.00	61.69	59.97	N 7° 24' 58" W
9	250.00	175.37	171.80	N 36° 14' 51" E
10	275.00	62.37	62.24	N 15° 20' 43" W
11	225.00	86.91	86.37	N 19° 54' 48" W
12	75.00	61.69	59.97	N 7° 24' 58" W
13	300.00	175.37	171.80	N 36° 14' 51" E
14	300.00	151.23	149.63	S 30° 35' 35" W
15	125.00	38.80	38.64	S 7° 15' 27" W
16	125.00	64.04	63.34	S 16° 18' 28" E
17	175.00	67.60	67.18	S 19° 54' 48" E
18	325.00	73.72	73.58	S 15° 20' 39" E
19	125.00	38.78	38.63	N 7° 16' 12" E
20	125.00	38.78	38.63	N 7° 16' 12" W
21	300.00	151.23	149.63	S 30° 35' 35" W
22	275.00	62.37	62.24	N 15° 20' 43" W
23	225.00	86.91	86.37	N 19° 54' 48" W
24	75.00	61.69	59.97	N 7° 24' 58" W
25	249.99	175.37	171.80	N 36° 14' 51" E
26	125.00	64.04	63.34	S 16° 18' 28" E
27	175.00	67.60	67.18	S 19° 54' 48" E
28	325.00	73.72	73.58	S 15° 20' 39" E
29	50.00	235.63	70.71	S 68° 50' 25" E

Survey of Three Tracts in L.L. 162  
Section 32, T.9, R.14, Athens Twp.,  
Athens Co. Ohio  
Surveyed November 2014

John M. Branner P.S. 6805  
62 East First Street  
The Plains, Ohio 45785  
740-5410350



○ = iron pin set 5/8" x 30" long rebar w/  
plastic I.D. cap  
● = iron pin found  
□ = stone found  
Bearings: N.A.D. 83 Grid North  
Ref. Docs: Tax Plats-Deeds- Surveys