

**Description of a 5.037 acre Tract**

Situated in Section 8, T. 6, R.12, Rome Township, Athens County, Ohio and being a part of a tract as described in 354-1179 of the Official Records of Athens County and being more particularly described as follows;

Commencing at a stone found at the North-west corner of the South-west Quarter of the South-east Quarter of Section 8, thence, South 3 degrees 17 minutes 00 seconds West, 265.00 feet to a point in McGill Road, passing an iron pin found at 245.00 feet, and being the point of beginning for the tract herein described:

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

North 88 degrees 42 minutes 06 seconds East, 191.88 feet to an iron pin set;

Thence, leaving said road:

South 86 degrees 06 minutes 58 seconds East, 246.43 feet to an iron pin set;

South 01 degrees 43 minutes 57 seconds East, 93.48 feet to an iron pin set;

South 59 degrees 14 minutes 21 seconds West, 66.87 feet to an iron pin set ;

South 85 degrees 38 minutes 02 seconds West, 109.29 feet to an iron pin set at the edge of a private drive;

South 14 degrees 14 minutes 29 seconds East, 305.82 feet to an iron pin set;

South 51 degrees 27 minutes 20 seconds West, 502.20 feet to an iron pin set in the east line of Dunfee (264-666 D.R.)

Thence, along the east-line of Dunfee (264-666 D.R.) , North 3° 17' 00" East ,758.90 feet to the point of beginning and containing 5.037 acres.

Subject to all easements and rights of way of record

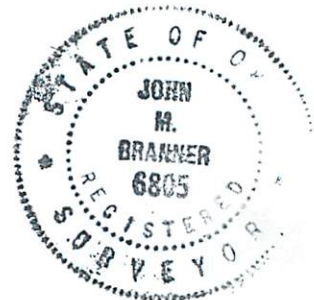
Iron pins set are 5/8"x 30" long rebar with plastic I.D. cap.

Bearings : Grid North N.A.D. 83

The above description is based on a field survey by John M. Branner P.S. 6805 completed September 2012



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blausey  
DATE: 9-19-12



**Center-line description of a 20 feet wide Easement for Ingress and Egress and Utilities**

Situated in Section 8, T. 6, R.12, Rome Township, Athens County, Ohio and being a 20 feet wide easement for ingress and egress and for utilities that runs through the 5.037 acre tract and being 10 feet on each side of the following described center-line:

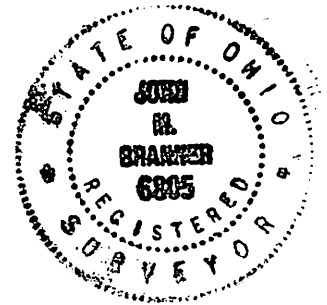
Commencing at a stone found at the North-west corner of the South-west Quarter of the South-east Quarter of Section 8, thence, South 3 degrees 17 minutes 00 seconds West, 265.00 feet to a point in McGill Road, passing an iron pin found at 245.00 feet;

Thence, along the non-maintained portion of McGill Road, North 88 degrees 42 minutes 06 seconds East, 10.03 feet to a point and being the point of beginning for the center-line herein described:

Thence, South 03 degrees 17 minutes 00 seconds West, 35.04 feet to a point in an existing private drive;

Thence, along said drive South 65 degrees 04 minutes 52 seconds East, 296.57 feet to a point in the east-line of the recently surveyed 5.037 acre tract and there to terminate.

The above description is based on a field survey by John M. Branner P.S. 6805 completed September 2012



Line	Bearing	Distance
1	S 1° 43' 57" E	93.48'
2	S 59° 14' 21" W	66.87'
3	S 3° 17' 0" W	40.00'
4	S 1° 43' 57" E	93.48'
5	S 59° 14' 21" W	66.87'
6	S 3° 17' 0" W	35.04'

DONAHUE  
PEARL M  
385-697  
2.250

Stone fd.  
N.W. Cor. of  
S.W. 1/4 of  
S.E. 1/4 of  
Sec. 8

I.P. Fd. @ +245.00'

McGill Road Non-Maintained  
P.O.B. 10.03'  
N 88° 42' 6" E 191.88'  
S 86° 06' 58" E 246.43'

S 65° 04' 52" E  
296.57'  
20' wide easement for ingress and egress and utilities  
Private drive

S 85° 38' 2" W  
109.29'

DUNFEE PAUL  
& OKEMA  
264-666  
7.75 ac.

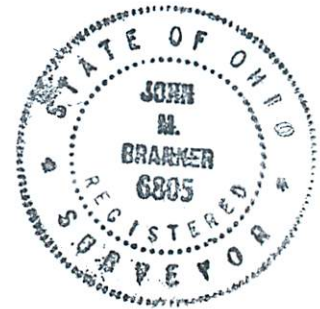
N 3° 17' 0" E  
758.90'

5.037 ac.

S 51° 27' 20" W  
502.20'

BOYER  
DONNA ROSE  
354-1179 OR

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Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *S. Blausy*  
DATE: *9-19-12*



Survey of a 5.037 Acre Tract  
in Section 8, T. 6, R.12,  
Rome Township, Athens Co., O.  
Surveyed September 2012



Scale 1 inch = 100 feet  
○ = iron pin set 5/8"x 30" rebar w/ I.D. cap  
Bearings: Grid North N.A.D. 83  
Ref. Docs.: Taxplat-Deeds

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