

**DESCRIPTION OF A 6.40 ACRE TRACT
(EXISTING LOT OF RECORD (125-76 O.R.))**

Situated in the Village of Stewart and Fractions 1, 31, 36 of T.6, R.12, Rome Township, Athens County, Ohio and being all of the three tracts as as described in Volume 125, Page 76 O.R. (Rome Township Trustees) and being all of P.I.D.#s K010010051702, K010150210700 and K010010039502 and being more particularly described as follows:

Beginning at a point on the South-line of the B& O Railroad right of way , said point bears North 11 degrees 24 minutes 31 seconds West, 2800.98 feet from the N.W. corner of Fraction 13, and an iron pin found bears South 43 degrees 47 minutes 01 seconds East 8.74 feet from said point of beginning.

Thence, along the line of Seven Generations L.L.C. (51-579 O.R.)
N 43° 47' 01" W, 100.00 feet to a point, passing an iron pin found at 90.80 feet;

Thence along the North-right of way line of the former B&O. Railroad and the lines of Athens Builder Guild L.L.C. (497-2289 O.R.), Jarvis (365-99 O.R.), Dillinger(506-1655 O.R.), Coen 7(519-1451 O.R. Lot 8 (Village of Stewart), Rome Twp. Volunteer Fire Dept. 317-535 D.R.) Lots 116,115,117,130,131 and 133 of the Village of Stewart, Hawkins(108-966 O.R.) :
N 46° 12' 41" E, 2807.07 feet to a point in the Hocking River, passing iron pins set at: 642.23 feet, 1579.84 feet, 2201.55 feet; 2261.14 feet 2444.71 feet and 2578.59 feet;

Thence along said river and the line of Stone(517-610 O.R.)
S 21° 22' 11" E, 108.18 feet to a point;

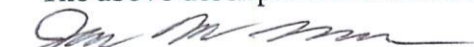
Thence leaving said river and along the South-line of the former B&O Railroad Right of Way and the lines of Stone (517-610 O.R.) and Hatcher (17-285 O.R.):
S 46° 12' 41" W, 2765.83 feet to a point in the Hocking River, passing iron pins set at: 169.26 feet, 237.41 feet, 1185.92feet and 2124.84 feet to the point of beginning and **containing 6.40 acres** of which 1.64 acres are in the Village of Stewart, 0.99 acres are in Fr. 31, 2.92 acres are in Fr. 1,and 0.85 acres are in Fr.#36.

Subject to all easements and rights of way of record.


Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

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

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


John M. Branner P.S. 6805

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 12/17/24

Legal Description Pre-Approval
APPROVED

All transfers are subject to
Athens County Conveyance Standards

DEC 17 2024

Jill Davidson
Athens County Auditor

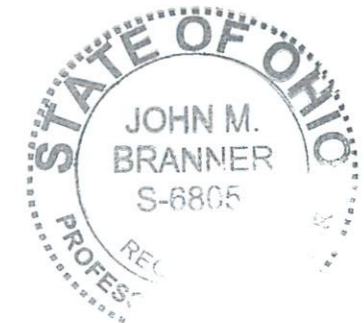


(Former Right of Way of the Baltimore and Ohio Railroad Company)
Situating in the Village of Stewart, Fractions 1, 31 and 36 of T6, R.12.,
Rome Township, Athens County, Ohio and being all the following P.I.D.#s
K010010051702, K010150210700 and K010010039502
on record at Vol. 125, Page 76 O.R. (Trustees of Rome Township)

1.64 ac in Village of Stewart
0.85 ac. in Fr. 36
0.99 ac. in Fr.31
2.92 ac. in Fr.#1

At the time of this survey the tracks had been removed. The center-line was established using center of existing abutment as shown on plat and O.D.O.T. Bridge Plans which were made before track was removed and based on Highway Stationing of said plans by recovering reference mark in sidewalk (Sta. 768+00)

BY: Blue 2. Shaw
DATE: 12/17/24



By: John M. Branner
John M. Branner, P.S. 6805
12500 N. Peach Ridge Road
Athens, Ohio 45701



● = Iron pin set 5/8" rebar w/ plastic ID cap
○ = Iron pin found unless otherwise noted
□ = Stone found

Bearings: N.A.D. 83 - Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys
JB Hayes R.R. Maps Rome 436-A
O.D.O.T. ATH-144-14.54 Bridge Plans
Right of Way and Track Map B&O. V1451/58

*P.O.B. bears N 11° 24' 31" W, 2800.98'
from N.W. cor of Fr.13 (Sec. 14)