

P.O.B. at intersection of
Clark Rd. and
North Torch Rd.
Bears:
N 49° 33' 56" E
1896.06' (calc.)
from center of Section 11

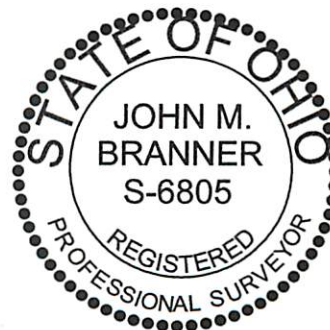
Randall L. Hapney
254-733 O.R.

5.24 Acres

Kimberly Westfall
475-446 O.R.

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475-446 O.R.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Brandon Sullivan*
DATE: 1/21/14



Survey of a 5.24 Acre Tract
in Section 11, T.5, R.11, Troy Twp.
Athens County, Ohio
Surveyed January 2014



- Scale : 1 inch = 100 feet
- = iron pin set 5/8"x30" long rebar w/plastic I.D. cap
 - ⊕ = iron pin found
 - △ = iron pin (deed) as called for by F.A. Dixon Sept. 7, 1972 survey
- Bearings: Grid North N.A.D. 83
Ref. Documents: Tax Plat-Deeds- F.A Dixon Sept. 7, 1974 survey

John M. Branner 1-21-14
John M. Branner P.S. 6805
62 East First Street
The Plains, Ohio 45780

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Borden Walker
DATE: 1/21/14



Description of a 5.24 Acre Tract

Situated in Section 11 T.5 R.11, Troy Township, Athens County, Ohio and being a part of a tract of land as described in Vol. 475 , Page 446 Official Records of Athens County and being more particularly described as follows:

Beginning at the intersection of Clark Road and North Torch Road, said point being calculated by deed bears North 49 degrees 33 Minutes 56 Seconds East, 1896.06 feet from the center of Section 11;

Thence, along the center of North Torch Road:

South 02 Degrees 31 Minutes 12 Seconds West a distance of 331.66 feet;

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

South 89 Degrees 45 Minutes 30 Seconds West a distance of 285.40 feet to an iron pin set, passing an iron pin set at 20.66 feet;

South 07 Degrees 05 Minutes 01 Seconds West a distance of 176.86 feet to an iron pin set

North 77 Degrees 10 Minutes 31 Seconds West a distance of 467.79 feet to an iron pin set;

North 07 Degrees 12 Minutes 31 Seconds East a distance of 106.51 feet to an iron pin found in the South-line of the Randall L. Hapney Tract (254-733 O.R.);

Thence, with the deed lines and cited monuments (not recovered by this survey) of Hapney (254-733 O.R.) and referenced to a Sept 7, 1972 survey by F.A. Dixon:

South 78 Degrees 14 Minutes 21 Seconds East a distance of 252.27 feet to an iron pin;

North 12 Degrees 26 Minutes 39 Seconds East a distance of 128.50 feet to an iron pin;

North 01 Degrees 18 Minutes 39 Seconds East a distance of 65.56 feet to an iron pin;

North 22 Degrees 40 Minutes 39 Seconds East a distance of 112.72 feet to an iron pin;

North 35 Degrees 03 Minutes 39 Seconds East a distance of 143.90 feet to a point inside the right of way of Clark Road, passing an iron pin found at 82.80 feet;

Thence, along a line inside the right of way of Clark Road

South 80 Degrees 09 Minutes 26 Seconds East a distance of 367.67 feet

to the point of beginning and containing **5.24 acres.**

Subject to all easements and rights of way of record

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

Bearings based on Grid North N.A.D. 83

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

John M. Branner 1-21-14