

Randolph
288-2435 O.R.

Stone
Found

P.O.B.
N.E. Cor of S.E. 1/4
of
Sec. 23

S 88° 37' 46" E 1337.53'

Section 23
Section 17

L010010071001

27.62 acres

9th tract 6th tract

S 3° 01' 42" W
974.70'

Raymond and Jacqueline Jones
5-941 O.R.

Iron pin set 5/8"x30" Rebar w/ plastic cap
+942.45'

The Athens Conservancy
454-1126 O.R.

C1
Former B&O R.R.

Lot 15
Coolville Station
L010230102200

David Rupe
232-352 O.R.
1.63 ac.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

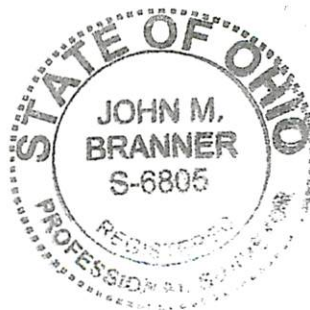
BY: *John M. Branner*
DATE: 12/17/13

Line	Bearing	Distance
1	S 52° 58' 36" W	18.19'
2	N 14° 36' 25" E	58.65'
3	N 4° 25' 50" E	54.36'
4	N 6° 17' 15" W	47.33'
5	N 13° 06' 17" W	95.94'
6	N 16° 58' 23" W	257.82'
7	N 15° 38' 52" W	105.82'
8	N 19° 25' 49" W	127.82'
9	N 22° 15' 48" W	278.15'
10	N 19° 55' 24" W	113.03'
11	N 17° 20' 34" W	100.71'
12	N 10° 36' 43" W	107.39'

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	41°29'36"	1357.45	983.06	514.20	961.72	S 73° 43' 24" W



Scale 1 inch = 200 feet
Bearings: N.A.D. 83 Grid North
Ref. Docs.: Deeds-Tax Plat-Coolville Station Plat
Rail Road Valuation Plat



Survey of a 27.62 Acre Tract in
Section 23, T.5, R.11, Troy Twp.
Athens County, Ohio and being
the Residual of the 6th and 9th
Tracts in Vol. 5, Pg. 941 O.R.
and all of the platted Lot 15 of
Coolville Station (Latrobe)

Surveyed December 2013

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

DESCRIPTION OF A 27.62 ACRE TRACT

Situated In Section 23, T. 5, R.11, Troy Township, Athens County, Ohio and being all of the residual of the 6th and 9th Tract (Vol. 5, Page 941 O.R.) and all of the Platted Lot 15 of Coolville Station (Latrobe) and being more particularly described as follows:

Beginning at a stone found at the North-east Corner of the of the South- east Quarter of Section 23;
Thence, along the East-line of Section 23:

S 3° 01' 42" W, 974.70 feet to a point on the North Right of Way of the Former B&O Railroad, passing an iron pin set at 942. 45 feet;

Thence, along the North Right of Way of the Former B&O Railroad now owned by The Athens Conservancy (454-1126 O.R.) and David Rupe (232- 352 O.R.) the following 2 courses:

1. Curve to the left:

Arc=983.06 feet, Chord= S 73 degrees 43 minutes 24 seconds West, 961.72 feet, Radius= 1357.45 feet

2. **S 52° 58' 36" W, 18.19 feet** to a point in Ireland Road;

Thence, along the center of Ireland Road:

N 14° 36' 25" E, 58.65'

N 4° 25' 50" E, 54.36'

N 6° 17' 15" W, 47.33'

N 13° 06' 17" W, 95.94'

N 16° 58' 23" W, 257.82'

N 15° 38' 52" W, 105.82'

N 19° 25' 49" W, 127.82'

N 22° 15' 48" W, 278.15'

N 19° 55' 24" W, 113.03'

N 17° 20' 34" W, 100.71'

N 10° 36' 43" W, 107.39'

Thence, leaving said road and along the South-line of Randolph (288-2435 O.R.)

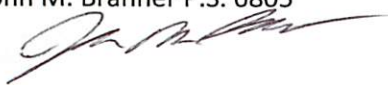
S 88° 37' 46" E, 1337.53 feet (passing an iron pin set at 15.41 feet) to the point of beginning and containing 27.62 acres

Subject to all easements rights of way or record.

Iron pins set are 5/8" by 30" long rebar with plastic I.D. cap stamped "Branner P.S. 6805"

Bearings: N.A.D. 83 Grid North

The above description is based on a field survey completed December 2013 by John M. Branner P.S. 6805



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: John Walker
DATE: 12/17/13

