

BRANNER SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO

12500 N. PEACH RIDGE ROAD
ATHENS, OHIO 45701

JOHN M. BRANNER
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TELEPHONE
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DESCRIPTION OF A 4.965 ACRE TRACT

Situated in Fraction 33, Section 27, T. 5, R. 11, Troy Township, Athens County, Ohio and being more particularly described as follows.

Commencing at an existing pipe in the East line of said Fraction 33, Bearing South, a distance of 1153.02 feet from the North-east corner of said Fraction 33;
thence, South 88 degrees 38 minutes 55 seconds West, a distance of 26.04 feet to a point, said point being in the West right-of-way line of a 50 foot easement described in Volume 385 Page 335 Athens County Deed of Records, said point being the POINT OF BEGINNING;
thence, following said West right-of-way line, South 55 degrees 16 minutes 44 seconds West, a distance of 60.20 feet to a point, said point being the point of curvature of a tangent curve, concave to the southeast, having a radius of 142.60 feet and a central angle of 38 degrees 36 minutes 57 seconds, a chord distance of 94.30 feet and a chord Bearing of South 35 degrees 58 minutes 15 seconds West,
thence, southwest along said curve, a distance of 96.11 feet to a point;
thence, South 16 degrees 41 minutes 45 seconds West, a distance of 4.25 feet to a point, said point being the point of curvature of a tangent curve, concave to the northwest, having a radius of 295.93 feet and a central angle of 23 degrees 22 minutes 47 seconds, a chord distance of 119.92 feet and a chord Bearing of South 28 degrees 23 minutes 09 seconds West;
thence, southwest along said curve, a distance of 120.76 feet to an existing iron pin;
thence, South 46 degrees 22 minutes 38 seconds West, a distance of 64.97 feet to an existing iron pin;
thence, South 52 degrees 40 minutes 44 seconds West, a distance of 35.12 feet to an existing iron pin;
thence, leaving said right-of-way line, North 88 degrees 17 minutes 32 seconds West, a distance of 199.48 feet to a point;
thence, South 1 degree 45 minutes 20 seconds West, a distance of 48.76 feet to an existing iron pin in the aforementioned right-of way line, said iron pin being the point of curvature of a non-tangent curve, concave to the south, having a radius of 216.44 feet,

Troy # 27

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a central angle of 25 degrees 22 minutes 35 seconds, and a chord of 95.08 feet bearing South 67 degrees 47 minutes 56 seconds West;
thence, following said right-of-way line, west along said curve, a distance of 95.86 feet to an existing iron pin;
thence, leaving said right-of-way line, North 57 degrees 49 minutes 20 seconds West, a distance of 197.06 feet to an existing iron pin;
thence, North 75 degrees 29 minutes 53 seconds West, a distance of 239.71 feet to an existing iron pin;
thence, North 0 degrees 09 minutes 44 seconds West, a distance of 178.20 feet to an existing iron pin;
thence, North 88 degrees 38 minutes 57 seconds East, a distance of 926.60 feet to the POINT OF BEGINNING, passing an existing iron pin at 786.87 feet; said described tract containing 4.965 acres (216,256.5487 square feet).

Subject to all easements and right-of-ways of record.

The above description is based on previous surveys completed June 1996.

The above description completed September 1998 By: John M. Branner P.S. 6805, 12500 N. Peach Ridge Road, Athens, Ohio 45701 (740) 592-5778

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: K. Cantelano
DATE: 9-18-98

102

FRANCES MALONE HENDERSON et al.
385-155 272-301

S 88°38'57"W
26.04'
P.O.B.

EXISTING IRON PIN
BEARS, SOUTH, 1153.02 FEET
FROM THE NORTH-EAST CORNER
OF FRACTION 33

101

N 88°38'57"E
926.60'

(0.27 AC.)

4.965 ACRES

(4.70 AC.)

EMMITT MAXWELL &
KAREN S. FURNER
385-335

N 0°09'44"W
178.20'

N 75°29'53"W
239.71'

ARNOLD & CAROLYN
JOHNSTON
33-430

N 57°49'20"W
197.06'

N 88°17'32"W
199.48'

INGRESS AND EGRESS EASEMENT
AS DESCRIBED IN VOLUME 385 PAGE 335
ATHENS COUNTY DEED OF RECORDS

TUPPER PLAINS
WATER DIST.
339-485

N 6°09'29"E
218.13'
C2

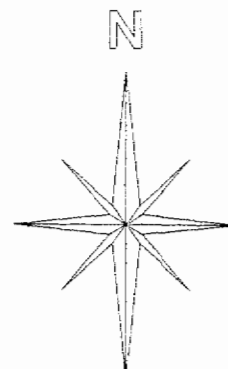
96.11'
C7

120.76'
L2

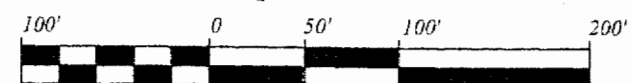
(FRACTION 33)
(FRACTION 32)

Line	Bearing	Distance
1	S 55°16'44"W	60.20'
2	S 16°41'45"W	4.25'
3	S 46°22'38"W	64.97'
4	S 52°40'44"W	35.12'
5	S 1°45'20"W	48.76'

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 9/18/28



Graphic Scale



1 INCH = 100 FEET

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	38°36'57"	142.60	96.11	49.96	94.30	S 35°58'15" W
2	23°22'47"	295.93	120.76	61.23	119.92	S 28°23'09" W
3	25°22'35"	216.44	95.86	48.73	95.08	S 67°47'56" W

○ = EXISTING IRON PINS

BEARINGS ARE BASED ON PREVIOUS
SURVEYS AND ARE USED TO DENOTE
ANGLES ONLY

PLAT OF A 4.965 ACRE TRACT
FRACTION 33, SECTION 27, T. 5. R. 11,
TROY TOWNSHIP, ATHENS COUNTY,
OHIO
PLAT BASED ON PREVIOUS SURVEYS

JOHN M. BRANNER P.S. 6805
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