

## Description of a 11.921 Acre Tract

Situated in the Northwest Quarter of Section 23, T.5, R.11, Troy Township, Athens County, Ohio and being a part of the land as described in Volume 553, Page 165 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Commencing** at an iron pin found taken to be the Northeast corner of the Northwest Quarter of Section 23, thence S 04° 01' 53" W, 364.15 feet to a point in Township Road 182 (Smith Road) and also being the **Point of Beginning** for the survey herein described:

Thence leaving said road and along the West line of Thomas (346-591 D.R.) and along an existing fenceline,

**S 02° 39' 40" W, 1007.98 feet** to a 15" Pignut Hickory taken to be the corner tree, passing an iron pin set at 36.38 feet and a reference pin set at 1002.25 feet (5.73 feet from corner tree);

Thence along the North line of Stonegate Equestrian Center LTD (548-357 O.R.) and an existing fenceline,

**N 87° 39' 40" W, 354.04 feet** to an iron pin set at the Southeast corner of a 1.98 acre tract Smith (553-165 O.R.);

Thence along said 1.98 acre tract:

**N 02° 20' 20" E, 480.00 feet** to an iron pin set;

**N 87° 39' 40" W, 180.00 feet** to a point in Township Road 182 (Smith Road), passing an iron pin set at 160 feet;

Thence along said road the following eleven courses:

(1) **N 01° 21' 50" W, 154.45 feet** to a point;

(2) **N 08° 47' 20" W, 375.02 feet** to a point;

(3) **N 14° 39' 24" E, 51.61 feet** to a point;

(4) **N 39° 20' 26" E, 60.58 feet** to a point;

(5) **N 61° 45' 45" E, 47.08 feet** to a point;

(6) **N 77° 39' 39" E, 50.32 feet** to a point;

(7) **N 88° 18' 55" E, 52.25 feet** to a point;

(8) **S 76° 34' 41" E, 69.49 feet** to a point;

(9) **S 65° 27' 44" E, 271.89 feet** to a point;

(10) **S 73° 28' 37" E, 72.13 feet** to a point;

(11) **S 88° 15' 37" E, 43.38 feet** to the point of beginning and **containing 11.921 acres**, more or less.

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 October, 2019 by:

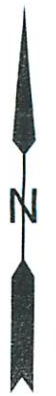
John M. Branner P.S. 6805



Legal Description Pre-Approval  
APPROVED  
All transfers are subject to  
Athens County Conveyance Standards

OCT 22 2019

Jill Thompson  
Athens County Auditor



LINE	BEARING	DISTANCE
L1	N 14° 39' 24" E	51.61'
L2	N 39° 20' 26" E	60.58'
L3	N 61° 45' 45" E	47.08'
L4	N 77° 39' 39" E	50.32'
L5	N 88° 18' 55" E	52.25'
L6	S 76° 34' 41" E	69.49'
L7	S 73° 28' 37" E	72.13'
L8	S 88° 15' 37" E	43.38'

**11.921 Acres**

Smith  
Rodney A. &  
Follrod Karen L.  
553-165 O.R.


Welch  
Donald E. & Shirley M.  
350-513 O.R.

Iron pin found taken  
to be the Northeast  
corner of the  
Northwest Quarter  
of Section 23

Smith  
Rodney A. &  
Follrod Karen L.  
553-165 O.R.

Thomas  
Philip W. & Olga M.  
346-591 D.R.

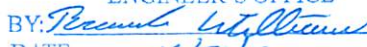
Survey of a 11.921 Acre tract  
Situating in the Northwest Quarter of  
Section 23, T.5, R.11,  
Troy Twp., Athens Co., OH  
Surveyed October, 2019

By:   
John M. Branner, P.S. 6805  
P.O. Box 274  
The Plains, OH 45780

Smith  
Rodney A. &  
Follrod Karen L.  
553-165 O.R.



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 10/21/19

○ = Iron pin set 5/8" rebar w/ plastic ID cap  
● = Iron pin found

Bearings: N.A.D. Grid North - Ohio South Zone  
Ref. Docs.: Tax Plats, Deeds, Existing Surveys  
County Surveyor's Plat #611 dated Jan. 30th, 1868

Stonegate  
Equestrian Center LTD  
548-357 O.R.

Scale 1"=100'

