

Description of a 11.658 Acre Tract

Situated in the Southeast Quarter of Section 26, T.11, R.15, Waterloo Township, Athens County, Ohio and being all of Parcel N010010023800 as described in Volume 353, Page 663 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set at the Northeast corner of the Southeast Quarter of Section 26:

Thence along the West line of McCort (550-1020 O.R.),
S 03° 54' 43" W, 203.39 feet to a point in Township Road 20 (Rock Camp Road), passing an iron pin set at 175.84 feet;

Thence along said road the following seven (7) courses:

- (1) **S 61° 58' 04" W, 74.27 feet** to a point;
- (2) **S 45° 24' 13" W, 200.82 feet** to a point;
- (3) **S 41° 11' 02" W, 144.81 feet** to a point;
- (4) **S 31° 46' 22" W, 155.51 feet** to a point;
- (5) **S 58° 22' 35" W, 225.90 feet** to a point;
- (6) **S 52° 42' 27" W, 271.03 feet** to a point;
- (7) **S 60° 00' 29" W, 228.37 feet** to a point at the intersection of said road and State Route 356;

Thence along State Route 356 the following four (4) courses:

- (1) **N 04° 59' 11" W, 149.57 feet** to a point;
- (2) **N 00° 30' 54" E, 306.09 feet** to a point;
- (3) **N 00° 28' 55" W, 188.82 feet** to a point;
- (4) **N 02° 10' 45" W, 81.86 feet** to a point;

Thence along the lines of Sheppard (577-545 O.R.):

S 89° 22' 51" E, 527.41 feet to an iron pin set, passing an iron pin set at 75.00 feet;

N 00° 57' 53" E, 327.71 feet to an iron pin set;

Thence along the South line of McCort (550-1020 O.R.),

S 86° 22' 53" E, 488.46 feet to the point of beginning and **containing 11.658 acres.**

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 January, 2021 by:

John M. Branner P.S. 6805

John M. Branner

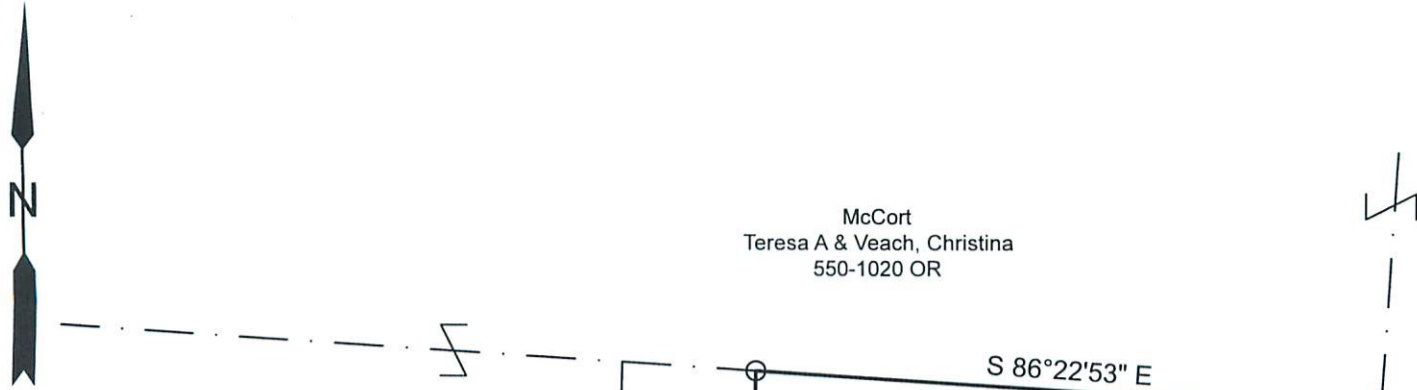


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Chris E. Stewart*
DATE: 3/26/21

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

MAR 26 2021

Jill Thompson
Athens County Auditor



McCort
Teresa A & Veach, Christina
550-1020 OR

Sheppard
James W
577-545 OR
N010010023700

P.O.B.
*N:479118.83, E:2036939.43
Northeast corner of the
Southeast Quarter of
Section 26

+75.00'
S 89°22'51" E
0.800 ac.
Brooks
579-23 OR

11.658 Acres Total

Brooks
George L & Patti M
353-663 OR
N010010023800

Daugherty
Christina M & Thomas J
370-125 OR

Chalfant
Douglas Lawrence
330-1148 OR

Township Road 20
Rock Camp Road

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: John M. Branner
DATE: 3/26/21

Line Table		
LINE	BEARING	DISTANCE
L1	S 61°58'04" W	74.27'
L2	S 41°11'02" W	144.81'
L3	N 04°59'11" W	149.57'
L4	N 02°10'45" W	81.86'



Scale 1"=150'

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

Bearings: N.A.D. 83 - Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys

*Coordinates to be used for GIS purposes only



Survey of a 11.658 Acre tracts
Sited in the Southeast Quarter
of Section 26, T.11, R.15,
Waterloo Twp., Athens Co., OH
Surveyed January, 2021

By: John M. Branner
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The Plains, OH 45780