

DESCRIPTION OF 6.87 ACRE TRACT

Situate in Fraction 8, Sections 33 and 34 in
Town 12, Range 14, of Ohio Company's Purchase,
to wit:

"Beginning at an iron pin in the center of
the road, said point lying 809.77 feet west
and 369.15 feet south of the northeast
corner of Fraction 8; thence along the road
South $28^{\circ}-31'-59''$ east 100.00 feet to an
iron pin in the center of the road; thence
SOUTH 1055.00 feet to an iron pin; thence
West 297.14 feet to an iron pin; thence
North 835.84 feet to an iron pin; thence
North $39^{\circ}-05'-06''$ east 395.54 feet to the point
of beginning, containing 6.87 acres."

NOTE FOR COUNTY ENGINEER:

The approximate acreage divided between
Sections is as follows:

3.10 Acres in Section #33

3.77 Acres in Section #34

#1

Description checked for
Mathematical Accuracy
ATKINS COUNTY
ENGINEER'S OFFICE

BY: Carl St...

DATE: 7/27/89

Vol #33

HARRY F. NIXON and ANN NIXON

11.24 Acres

Following is a corrected description of the original 20 Acre tract.

"Beginning at an iron pin in the center of the road, said pin lying 1372 feet west and 57.2 feet south of the northeast corner of fraction .8; thence along the road NORTH $66^{\circ}-30'$ East 206.50 feet to an iron pin; thence SOUTH $61^{\circ}-30'$ east 255.70 feet to an iron pin; thence SOUTH $28^{\circ}-31'-59''$ east 410.15 feet to an iron pin; thence leaving said road SOUTH 1055.00 feet to an iron pin; thence west 610.00 feet to an iron pin; thence North 1455.00 feet to the place of beginning, containing 19.68 acres more or less."

The only exceptions that should be included are:

Excepting 1.57 Acres found in Volume 275, Page 452, Record, Athens County, Ohio.

Excepting 6.87 Acres that is to be deeded off.

NOTE FOR COUNTY ENGINEER:

The approximate acreage divided between sections is as follows:

3.27 Acres in Section #33

7.97 Acres in Section #34

Description checked for
Mathematical Accuracy
- ATHENS COUNTY
ENGINEERING OFFICE

By: Carl J. Stet
DATE: 7/27/89

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VICTOR DIXON - <1.57 Acres>

Following is a corrected description of the land described in volume 275, page 452, of the Athens County, Ohio, record.

Situate in Fraction 8 (Section 34) York Township, Athens County, Ohio, and described as follows:

"Commencing at the northeast corner of fraction 8, of the above named section, township, county, and state; thence west 1372 feet, to a point; thence south 57 feet to a point; thence NORTH $66^{\circ}-30'$ East 206.50 feet to a point; thence SOUTH $61^{\circ}-30'$ East 141.10 feet to an iron pin and the point of beginning; thence SOUTH $61^{\circ}-30'$ East 194.60 feet to an iron pin; thence SOUTH $28^{\circ}-31'-59''$ East 240.00 feet to an iron pin; thence SOUTH $45^{\circ}-58'-01''$ West 260.00 feet to an iron pin; thence North $20^{\circ}-57'-59''$ West 249.04 feet to a point; thence North $15^{\circ}-51'-10''$ East 222.15 feet to the point of beginning, containing 1.57 acres more or less."

Description checked for

Mathematical Accuracy

ATHENS COUNTY

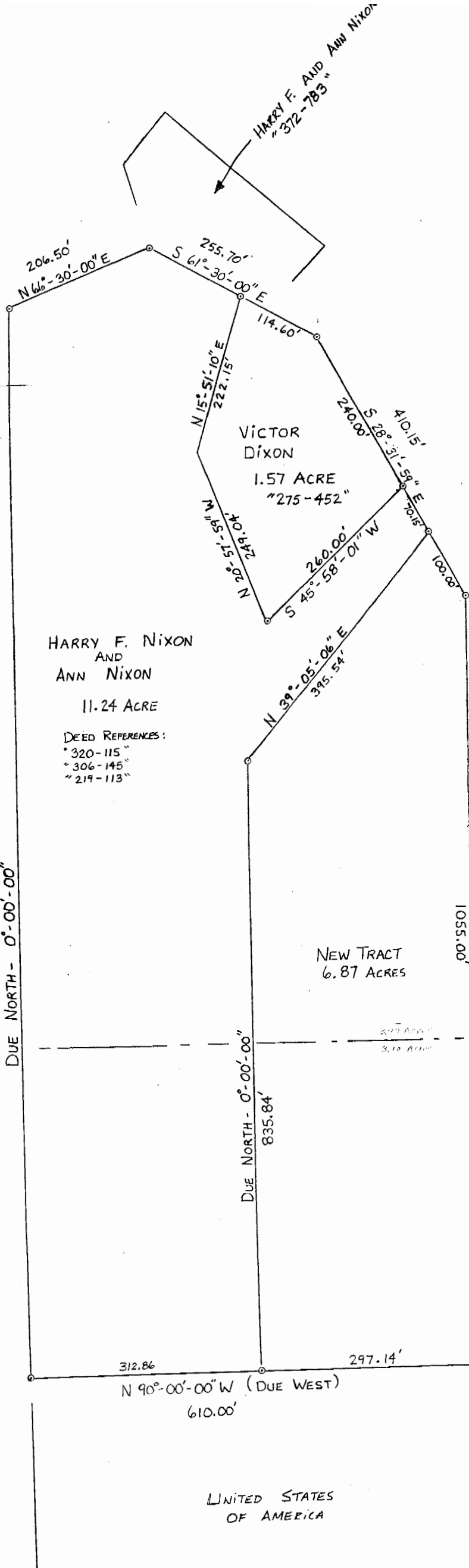
ENGINEER'S OFFICE

BY: Carl Stet

DATE: 7/27/89



SURVEY 1	
LOCATION:	FRACTION YORK TOW
FIELD WORK:	JEFF I
CALCULATIONS:	JEFF I
LEGEND:	
○	— IRON PIN
●	— RR SPIKE S.
⊞	— STONE
SCALE: 1" = 100'	
BASIS OF BEARING: 20 ACRE PARENT DEED REFERENCE	



D STATES
MERICA
-549"

HARRY F. NIXON
AND
ANN NIXON

11.24 ACRE

DEED REFERENCES:
"320-115"
"306-145"
"219-113"

VICTOR
DIXON

1.57 ACRE
"275-452"

NEW TRACT
6.87 ACRES

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UNITED STATES
OF AMERICA

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