

BY: Rebecca Gillman
DATE: 2/26/18

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

FEB 28 2018

Jill Thompson
Athens County Auditor



DESCRIPTION OF A 14.262 ACRE TRACT

Situated in Farm-lot 2, Section 28, T.8, R.14, Alexander Township, Athens County, Ohio and being part of the Cooper 25.303 acre tract and all of the 3.00 acre tract as recorded in Volume 471, Page 598 of the Official Records tract of Athens County, Ohio and being more particularly described as follows:

Commencing at the Northeast Corner of Farm-Lot 2,
thence N 85° 32' 59" W, 1375.18 feet to an iron pin found at the Northwest Corner of the Nancy L. Cooper 4.0 acre tract (503-2233 O.R.);

Thence along the lines of said tract, S 13° 01' 19" W, 605.22 feet to an iron pin found and S 85° 32' 59" E, 287.76 feet to a point in County Road 19 (Hebbardsville Road), passing an iron pin found (bent), at 272.76 feet;

Thence along said road, S 13° 01' 19" W, 438.46 feet to a point and also being the **Point of Beginning** for the tract of land herein described:

Thence continuing along said road,

S 13° 01' 19" W, 345.62 feet to a point at the intersection of County Road 19 (Hebbardsville Road) and Township Road 55 (Williams Road);

Thence continuing along County Road 19 (Hebbardsville Road),

S 68° 42' 46" W, 382.43 feet to a mag nail. previously set;

Thence leaving said road and along the lines of Gilkey 528-01 O.R.),

N 00° 16' 39" E, 332.15 feet to an iron pin previously set;

N 68° 59' 09" W, 236.27 feet to an iron pin previously set;

N 13° 42' 31" E, 287.86 feet to an iron pin previously set;

S 86° 09' 09" W, 587.92 feet to a point in Township Road 549, passing an iron pin found at 575.74 feet;

Thence along said road:

N 20° 51' 51" W, 87.39 feet to a point;

N 7° 05' 43" E, 331.70 feet to a point;

Thence, leaving said road and along new lines created by this survey,

N 89° 30' 52" E, 662.50 feet to an iron pin set, passing an iron pin set at 50.00 feet;

S 39° 51' 30" E, 778.92 feet to the point of beginning passing an iron pin set at 738.92 feet and containing 14.262 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

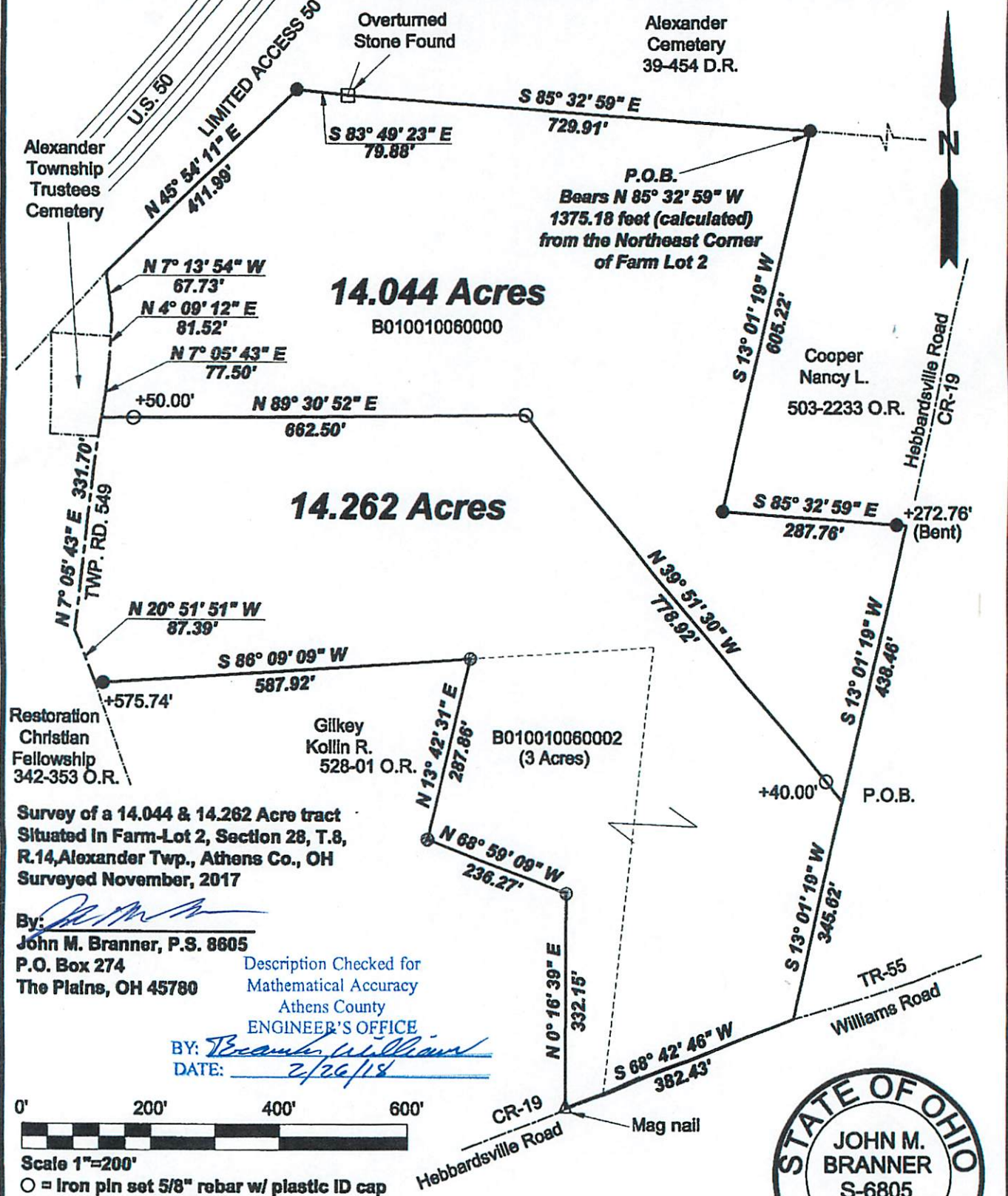
Bearing : Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed November 2017 by

John M. Branner P.S. 6805

A handwritten signature in blue ink, appearing to read "John M. Branner".

Division of the John R. Cooper and Nancy L. Cooper Tract (471-598 O.R.)



Survey of a 14.044 & 14.262 Acre tract
 Situated In Farm-Lot 2, Section 28, T.8,
 R.14, Alexander Twp., Athens Co., OH
 Surveyed November, 2017

By: *[Signature]*
 John M. Branner, P.S. 8605
 P.O. Box 274
 The Plains, OH 45780

Description Checked for
 Mathematical Accuracy
 Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
 DATE: 2/26/18



Scale 1"=200'
 ○ = Iron pin set 5/8" rebar w/ plastic ID cap
 ⊗ = Iron pin previously set
 ● = Iron pin found
 Bearings: N.A.D. Grid North - Ohio South Zone
 Ref. Docs.: Tax Plats, Deeds, Existing Surveys

