

LEGAL DESCRIPTION
Of A 5.01 Acre Tract

Situated in and being a part of In Lot 1 of Section 26, Town
8, Range 14, Alexander Township, Athens County, Ohio.
And being more particularly described as follows:

Commencing at the North-East corner of said In Lot 1
THENCE along the East line of said In Lot 1 South 04 Degrees 15 Minutes 00
Seconds West for a total distance of 881.76 feet to the Grantors
North-East Property corner.

THENCE along the Grantors East line and the West line of a 114.47 Acre tract
as described in Vol. 210 page 212-213, of Athens County Deed Records
with the existing fence line South 04 Degrees 15 Minutes 00 Seconds West
for a total distance of 1528.47 feet to an Iron pin set.
Said Iron pin set being the True Point of Beginning for the tract described herein .

THENCE South 04 degrees 15 minutes 00 seconds West for a total
distance of 425.13 feet to a point in the center of Athens County
Road number 15 (Passing through a fence corner post at 408.19 feet).

THENCE along said Athens County Road number 15 North 87 degrees 30 minutes 00
seconds West for a total distance of 512.49 feet to a point in the center of said Athens
County Road number 15.

THENCE along a new line North 04 degrees 14 minutes 30 seconds East for a total
distance of 427.33 feet to an iron pin set (Passing through an iron pin set at 22.20 feet).

THENCE South 87 degrees 15 minutes 15 seconds East for a total
distance of 512.49 feet to the Point of Beginning And containing a total 5.01 acres
more or less .

Being part of 125.02 Acre tract as recorded in Vol. 262, page 400, of Athens County Deed
Records.

Excepting all legal easements, right-of-ways, oil, gas and other mineral reservations and
leases of records, if any.

The Basis of Bearing based on Survey performed September 1921 by S.H. Hibbard as
recorded in Vol. 262, page 400, of Athens County Deed Records.

All Iron Pin Set are 5/8" x 30" rebar.

Survey performed under the supervision of Branner Surveying
John M. Branner P.S. 6805 12500 N. Peach Ridge Road Athens Ohio (614) 592-5778.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Brenda King
DATE: 3-18-96

Alex # 26

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TAX PLAT and DEED

○ IRON PIN SET (5/8" X30" REBAR)

⊙ IRON PIN FOUND

— X — X — EXISTING FENCE LINE

NORTH-EAST CORNER
IN LOT 1

S 04°15'00" W
881.76'
(DEED)

GRANTORS NORTH-EAST
PROPERTY CORNER

S 04°15'00" W
1528.47'
(DEED)

SANDERS
262-400

(BASIS of BEARING)

S 87°15'15"E
512.49'

SET

SET

SANDERS
262-400

N 04°14'30"E
427.33'

5.01 ACRES

WOOD
210-212
8213

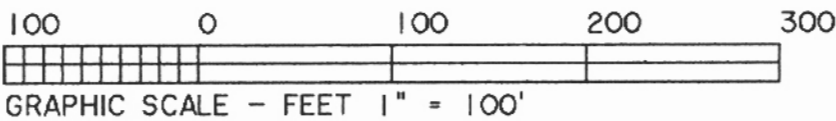
FENCE CORNER
POST

SET

+408.19'

N 87°30'00"W 512.49'
ATHENS CO. RD. 15

JONES
362-407, 376-871



SURVEY OF A 5.01 ACRE TRACT IN
SECTION 26 IN LOT 1 T.8,R.14,
ALEXANDER TOWNSHIP, ATHENS CO. OHIO
SURVEYED MARCH 1996

JOHN M. BRANNER P.S. 6805
12500 N. PEACH RIDGE ROAD
ATHENS OHIO (614) 592-5778

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ACREAGE, CLOSURE, AND ERROR OF PLAT

Line #						
1	South	87x	15'	15"	East	512.49 feet.
2	South	04x	15'	00"	West	425.13 feet.
3	North	87x	30'	00"	West	512.49 feet.
4	North	04x	14'	30"	East	427.33 feet.

The easting error is 0.00 feet.

The northing error is 0.00 feet.

The gap in closure is 0.00 feet.

The precision of the field survey is
0.01 feet error per 10,000 feet traverse.

The area computes to be 5.01 acres.

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