

Description of a 13.548 acre Tract

Situated in Section 26, T.6, R.13, Ames Township, Athens County, Ohio and being a part of a tract of land as recorded in 372-687 of the Official Records of Athens County and being more particularly described as follows:

Beginning at a stone found at Grantor's South-west corner, said stone bears South 86 degrees 28 minutes 17 seconds East, 1389.68 feet from the calculated location of the South-west corner of Section 26;

Thence, along the east-line of Hixson (372-320 D.R.) N 3° 29' 58" E, 1134.50 feet to a point in Dutch Creek Road, passing an iron pin set at 1109.50 feet;

Thence, along said road the following bearings and distances:

S 54° 30' 30" E, 74.81 feet;

S 42° 49' 54" E, 229.32 feet;

S 35° 00' 11" E, 217.55 feet;

S 43° 37' 54" E, 386.72 feet;

S 37° 17' 16" E, 48.58 feet;

S 20° 06' 2" E, 116.95 feet;

S 1° 40' 4" W, 120.67 feet;

S 17° 50' 13" E, 31.81 feet;

S 28° 48' 45" E, 41.56 feet;

S 42° 16' 15" E, 241.71 feet;

Thence, leaving said road and along the North-line of Sheard (449-1519 O.R.)

N 86° 49' 21" W, 937.60 feet (passing an iron pin found at 36.95 feet) to the point of beginning and containing 13.548 acres.

Subject to all easements and rights of way of record

Iron pins set are 5/8" by 30" long rebar

Basis of bearing is Grid North (N.A.D. 83)

The above description is based on a field survey completed September 2012 by

John M. Branner P.S. 6805



10/16/12
Description Approved
Jill A. Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blause
DATE: 9-28-12

Donald W. Hixson
372-320 D.R.

Line	Bearing	Distance
1	S 58° 52' 14" E	75.74'
2	S 37° 17' 16" E	48.58'
3	S 20° 06' 2" E	116.95'
4	S 1° 40' 4" W	120.67'
5	S 17° 50' 13" E	31.81'
6	S 28° 48' 45" E	41.56'
7	S 54° 30' 30" E	74.81'

Dutch Creek Road



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Athens County
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13.548 Ac.

Margaret Gish
372-687 O.R.

S 86° 28' 17" E
1389.68' Stone fd.

S.W. cor of Sec. 26 (calc)

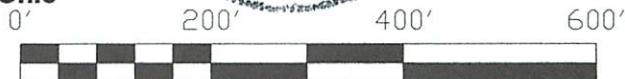
N 86° 49' 21" W
937.60'

Wenda Sheard
449-1519 O.R.

+36.95'
Sec. 26
Sec. 25



Survey of a 13.548 acre Tract in Section 26
T.6, R.13, Ames Township, Athens County, Ohio
Surveyed September 2012



John M. Branner
John M. Branner P.S. 6805
62 East First Street,
The Plains, Ohio 45780

- Scale 1 inch = 200 feet
- = iron pin set 5/8" X 30" Rebar w/ plastic I.D. cap
- ▽ = iron pin found
- Bearings: N.A.D. 83 Grid North
- Ref. Docs.: Tax Plat-Deeds