

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

NOV 21 2014

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Branch Williams*  
DATE: 11/21/14

DESCRIPTION OF A 5.04 ACRE TRACT

Situated in L.L. 175, Section 34, T.9, R.14, Athens Township, Athens County, Ohio and being a part of an AEP Generation Resources Inc. Tract as described in Official Records 494, Page 2294\* (PID# A040040002200) and being more particularly described as follows:

Commencing at an existing iron pin at the Northerly most corner of a 1.355 acre tract (436-362 O.R.) , that bears North 35 degrees 52 minutes 26 seconds East, 1550.44 feet and North 40 degrees 55 minutes 36 seconds East, 484.95 feet from the Southwest corner of Section 34; Thence, along the east line of said tract South 48 degrees 31 minutes 21 seconds East, 100.00 feet to an existing iron pin at the Easterly most corner of said 1.355 acre tract and being the point of beginning for the tract of land herein described:

Thence, along the Toppercer (436-362 O.R.) 0.716 acre tract on a curve to the left 320.53 feet Chord =320.13',Chord Bearing=N 36° 33' 35" E; Radius=1859.57 feet to the North-east corner of said tract;

Thence, along the line of Athens Conservancy on a curve to the Left 130.03 feet; Chord= 130.00' ;Chord Bearing=N 29° 37' 7" E ;Radius=1859.57 feet to an iron pin to be set;

Thence, along new lines created by this survey:

S 4° 45' 41" W, 593.75 feet to an iron pin to be set;

S 63° 32' 59" W, 1134.94 feet to an iron pin to be set in Athens Conservancy (461-300 O.R.)

Thence, along Athens Conservancy (461-300 O.R.) and Toppercer (436-362 O.R.) :

N 48° 55' 36" E, 848.04 feet to a point, passing an existing iron pin at 619.14 feet to a point;

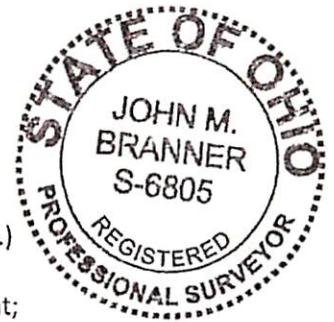
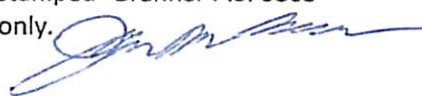
Thence, Curve to the left 241.34 feet:

Chord 241.17' ;Chord Bearing=N 45° 12' 56" E ;Radius=1859.57 feet;

to the point of beginning and containing 5.04 acres .

Subject to all easements and rights of way of record

The above description was prepared by John M. Branner P.S. 6805 and based on existing surveys Iron pins to be set are 5/8" by 30 " long rebar with plastic I.D. cap stamped "Branner P.S. 6805" Bearing are assumed and are to be used to denote interior angles only.



\* NOW : OHIO FRANKLIN REALTY  
503-2282 O.R.

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
5	9°52'33"	1859.57	320.53	160.66	320.13	N 36° 33' 35" E
6	4°00'23"	1859.57	130.03	65.04	130.00	N 29° 37' 7" E
7	7°26'10"	1859.57	241.34	120.84	241.17	N 45° 12' 56" E

Athens Conservancy  
461-300 O.R.

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ENGINEER'S OFFICE  
BY: *Bernard Williams*  
DATE: 11/21/14



P.O.C. bears  
N 35-52-26 E  
1550.44'  
N 40-55-36E  
484.95'  
from S.W. Cor of  
Sec. 34

Toppercer  
1.355 ac.  
436-362 O.R.

Toppercer  
0.716 Ac.

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5.04 Acres

FORMERLY:  
A.E.P. Generation Resources Inc.  
494-2294 O.R.  
P.I.D. A040040002200

Athens Conservancy  
461-300 O.R.

N 48° 55' 36" E  
848.04'

S 63° 32' 59" W  
1134.94'

NOW: CHIO-FRANKLIN REALTY  
503 - 2282 O.R.



**Survey of a 5.04 acre tract in  
L.L. 175, Sec. 34, T.9, R.14,  
Athens Twp., Athens Co., Oh  
Surveyed Sept. 2014**

*John M. Branner*  
**John M. Branner P.S. 6805  
62 East First Street  
The Plains, Oh. 45780  
740-541-0350**



Scale 1 inch = 150 feet  
○ = iron pin set 5/8"x 30" long rebar w/plastic I.D. cap  
● = iron pin found  
Bearings assumed to be used to denote interior angle only  
Ref Docs.: Tax Plat-Deeds

L.L. 175  
L.L. 174 (approx.)