

DESCRIPTION OF A 2.42 ACRE TRACT

Situated in L.L. 71 & 72 of Section 18, T.9, R.14, Athens Township, Athens County, Ohio and being a part of a tract of land as recorded in Volume 195 Page 517 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found that bears South 12 degrees 55 minutes 30 seconds East, 2541.13 feet (calculated) from the North-west corner of Section 18,

Thence, along the line of New Life Assembly of God (516-1707 O.R.):

S 56° 33' 38" E, 218.70 feet to an iron pin previously set;

S 32° 36' 22" W, 106.10 feet to an iron pin previously set;

Thence, continuing along a line of the New Life Assembly of God (516-1707 O.R.) and Southeastern Ohio Real Estate Management Co. (512-459 O.R.)

S 56° 18' 38" E, 390.20 feet to an iron pin set, passing an iron pin previously set at 87.30 feet;

S 86° 24' 38" E, 88.80 feet to an iron pin set;

Thence, along Hock-Hocking Bikeway (Athens County Commissioners)

S 16° 13' 22" W, 86.37 feet to a point in the Limited Access Line of U.S. 33;

Thence, said Limited Access Line

N 56° 25' 07" W, 1009.84 feet to a point;

Thence, along the south right of way line of Township Road 251

Curve to the right:

Arc 55.10'; Chord 53.87'; Chord Bearing= N 57° 27' 59" E, 218.70 ; Radius=75.00

N 67° 18' 41" E, 103.85'

S 82° 50' 40" E, 108.85'

Curve to the Left:

Arc 211.49'; Chord= 210.54' ;Chord Bearing = N 67° 10' 58" E; Radius=642.96

S 32° 47' 20" W, 215.13 feet to an iron pin previously set and being the point of beginning and containing 2.42 acres.

Subject to a 20 foot wide easement for ingress and egress along the westerly line of said 3.00 acre tract Reference:Valley Acres Subdivision Plat (Env. 22-A &B

Grantor Reserves right to a utility easement as shown on the attached plat which is to be considered an integral part of this description.

Subject to all easements and rights of way of record.

The attached plat is to be considered an integral part of the above described description.

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

The above description is based on a field survey completed September 2016 by John M. Branner P.S. 6805

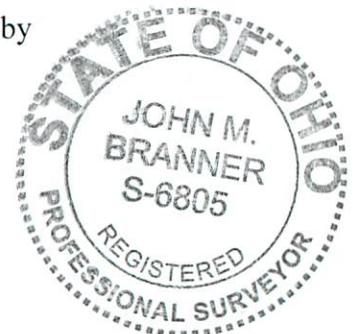
J.M. Branner
Legal Description Pre-Approval
APPROVED

All transfers are subject to
Athens County Conveyance Standards

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *David Williams*
DATE: 9/13/16

SEP 14 2016



Jill Thompson
Athens County Auditor

Twp. Rd. 251 River Rd.

* Reference to this
easement can be found
in the Plat of Valley Acres
Subdivision Env. 22-A&B

3.00 Acres



Don B. Gamertsfelder Trustee
(195-517 O.R.)
A040020040100
2.42 Acres

NEW LIFE ASSEMBLY OF GOD
516-1707 O.R.

Limited Access U.S.33
Utility Easement to be reserved by Grantor

P.O.B. bears
S 12° 55' 30" E
2541.13' (calc.)
from N.W. cor. of
Sec. 18

(2.73 ac.)
(0.27 ac.)

L.L. 72
L.L. 71

Southeastern Ohio Real Estate Management Co.
512-459 O.R..

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Paul Williams*
DATE: 9/13/16

Survey of a 2.42 acre Tract in L.L. 71 & L.L. 72
Section 18, T.9, R.14 Athens Township,
Athens County, Ohio
Surveyed September 2016

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

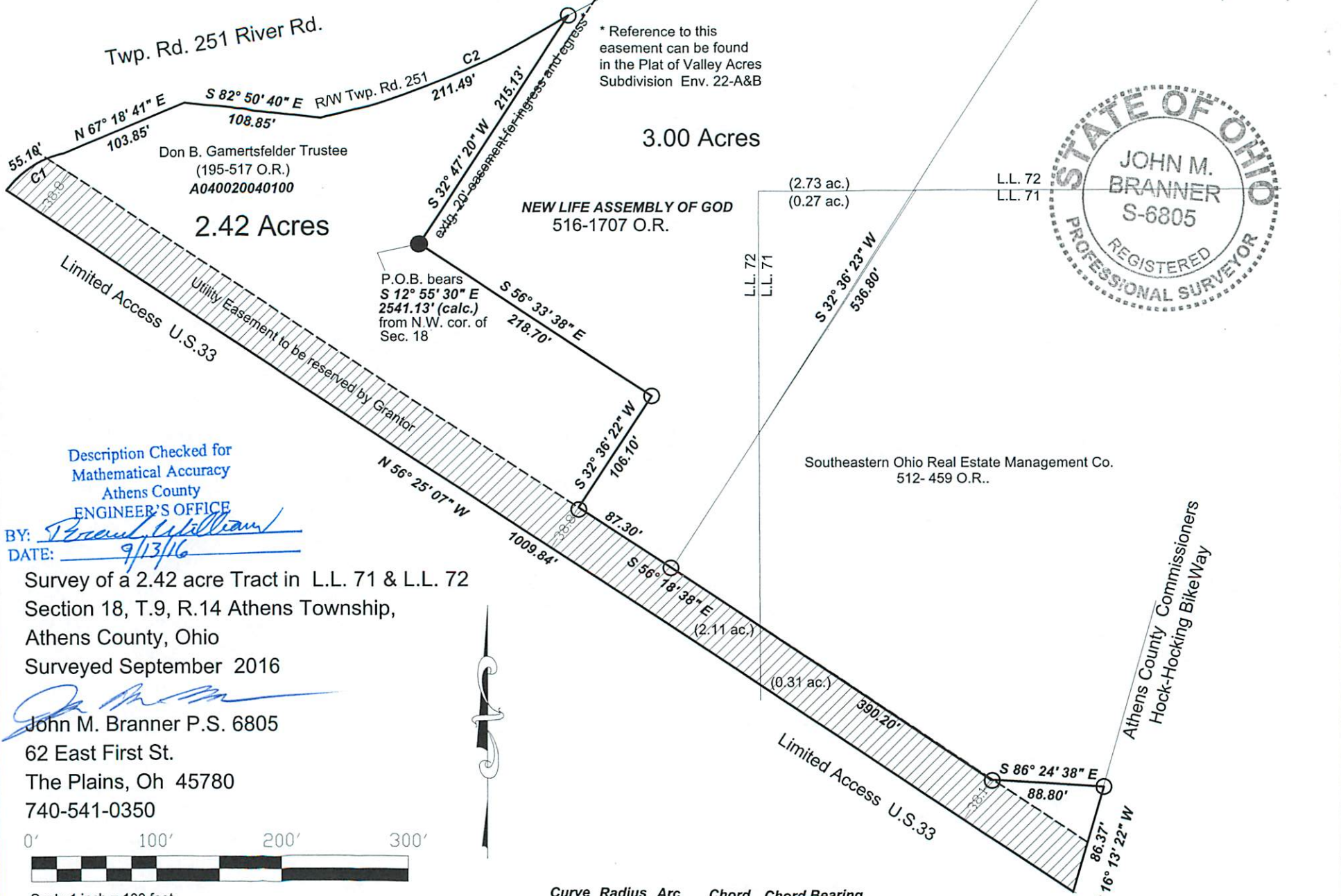


Scale 1 inch = 100 feet

- = 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- Valley Acres Subd. Plat-
O.D.O.T. R/W sheets

Curve	Radius	Arc	Chord	Chord Bearing
1	75.00	55.10	53.87	N 57° 27' 59" E
2	642.96	211.49	210.54	N 67° 10' 58" E



Athens County Commissioners
Hock-Hocking BikeWay