

## DESCRIPTION OF A 5.555 ACRE TRACT

Combination of Two Existing Tracts

Situated in the Southwest Quarter of Section 8, T.10, R.15, Lee Township, Athens County, Ohio, and being the combination of two parcels as described in Volume 531, Page 169 (5.02 acres) and Volume 532, Page 388 (Lot 7, Hooper Subdivision) of the Official Records of the Athens County Recorder's Office and being more particularly described as follows:

**Commencing** at an iron pin found at the Northeast corner of Lot 6 of in Hooper Subdivision and also being the **Point of Beginning** for the survey herein described:

Thence along the lines of Lot 6, Allman (510-834 O.R.),

**S 47° 49' 06" E, 90.38 feet** to an iron pin found;

**S 47° 46' 38" W, 236.49 feet** to an iron pin found;

Thence along the Lot 7 frontage on Township Road 3 (Dickson Road),

**S 48° 02' 51" E, 89.63 feet** to an iron pin found;

Thence along the lines of Lot 8, McQuade (360-25 O.R.),

**N 47° 45' 29" E, 236.80 feet** to an iron pin found;

**S 47° 56' 21" E, 90.02 feet** to an iron pin found;

Thence along the North lines of Lot 9, Sycks (344-67 O.R.), and Lots 10-12, McKibben (157-420 O.R.),

**S 49° 33' 24" E, 407.97 feet** to an iron pin found in a fenceline;

Thence along the fenceline and West line of Hall (325-1881 O.R.) and Hooper (75-530 O.R.),

**N 3° 41' 42" E, 626.72 feet** to an iron pin found;

Thence along the South line of Hooper (75-530 O.R.),

**N 64° 04' 23" W, 255.47 feet** to an iron pin set, with an iron pin found **N 64° 04' 23" W, 43.10 feet**;

Thence along the East line of Allman (534-93 O.R.),

**S 47° 53' 02" W, 86.64 feet** to a point on the Cul-de-Sac;

thence along the Cul-de-Sac of Grandview Drive with the following **curve to the right**:

**Chord Bearing: S 47° 46' 20" W, Chord: 69.28 feet, Radius: 40.00 feet, Tangent: 69.27 feet, Arc: 83.77 feet** to an point;

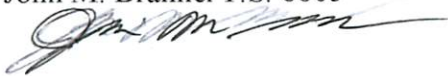
Thence along the 40' Right of Way of Grandview Drive (Private Drive),

**S 47° 46' 20" W, 278.47 feet** to the point of beginning **and Containing 5.555 acres.**

Subject to all easements and rights of way of record.

Bearings: Grid North, Ohio South Zone, N.A.D. 83

The above description is based on a field survey completed September 2017 by John M. Branner P.S. 6805



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: Frank Wilton  
DATE: 9/20/17



SEP 20 2017

Jill Thompson  
Athens County Auditor



Allman  
Jim D.  
534-93 O.R.

Hooper  
Ronald C.  
75-530 O.R.

**Curve Data**  
Radius: 40.00  
Arc: 83.77  
Tangent: 69.27  
Chord: 69.28  
Chord Bearing: S 47° 46' 20" W

**5.555 Acres**

Hall  
George E.  
325-1881 O.R.

Allman  
Jim D.  
510-834 O.R.

Gater  
Jayde  
532-388 O.R.

McQuade  
Patrick Jerome  
360-25 O.R.

Sycks  
Richard W.  
344-67 O.R.

McKibben  
Paul F.  
157-420 O.R.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Brannan Branner*  
DATE: 9/20/17



Scale 1"=100'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found

Bearings: N.A.D. Grid North - Ohio South Zone  
Ref. Docs.: Tax Plats, Deeds, Existing Surveys



Survey of a 5.555 Acre tract  
Sited in Section 8, T.10, R.15,  
Lee Twp., Athens Co., OH  
Surveyed September, 2017

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

