

Description of a 1.401 Acre Tract Tract 1

Situated in Out Lot 30, Fraction 12, Section 9, T.10, R.15, Lee Township, Athens County, Ohio and being a part of Lot 4 of Whispering Pines Subdivision as platted in Envelope 571B, of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at a stone found at the Southwest corner of Out Lot 30, and the Whispering Pines Subdivision, thence along the East line of Elliott (458-1031 O.R.), N 02°59'26" E, 284.64 feet to an iron pin set and also being **Point of Beginning** for the tract of land herein described:

Thence continuing along the East line of Elliott,
N 02° 59' 26" E, 223.01 feet, to an iron pin found;
Thence along the South lines of Thomas (464-834 O.R.) (Lot #1, Whispering Pines Subdivision),
N 81° 31' 57" E, 135.56 feet, to an iron pin found;
S 84° 53' 52" E, 68.72 feet, to an iron pin found;
S 61° 39' 50" E, 64.51 feet, to a to an iron pin found at the Southeast corner of Thomas (Lot #1);
Thence along the West line of a 50' right-of-way of Evergreen Drive,
S 04° 59' 44" W, 21.51 feet, to an iron pin found;
Thence along a curve to the left with an arc length of 102.62', a radius of 50.00', a chord bearing of S 06° 11' 46" W, a chord length of 85.54', to an iron pin set;
Thence along new lines created by this survey:
S 05° 19' 29" W, 125.40 feet, to an iron pin set;
N 84° 09' 39" W, 249.50 feet, to the point of beginning and containing 1.401 acres.

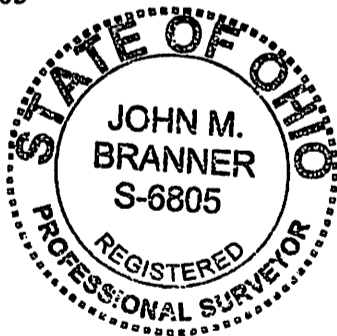
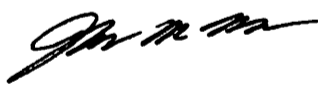
Subject to all easements and rights of way of record.

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 – Ohio South Zone

The above description is based on a field survey completed February, 2020 by:

John M. Branner P.S. 6805



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

FEB 13 2020

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: James L. Branner
DATE: 2/13/20

Description of a 1.650 Acre Tract Tract 2

Situated in Out Lot 30, Fraction 12, Section 9, T.10, R.15, Lee Township, Athens County, Ohio and being a part of Lot 4 of Whispering Pines Subdivision as platted in Envelope 571B, of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at a stone found at the Southwest corner of Out Lot 30, and the Whispering Pines Subdivision, thence S 86° 06' 55" E, 656.33 feet to an iron pin found at the Southeast corner of said Subdivision, thence N 03° 12' 29" E, 41.93 feet to an iron pin set and also being **Point of Beginning** for the tract of land herein described:

Thence along new lines created by this survey,
N 50° 20' 13" W, 395.24 feet, to an iron pin set;
N 84° 09' 39" W, 40.32 feet, to an iron pin set;
N 05° 19' 29" E, 124.06 feet, to an iron pin set on a cul-de-sac with a radius of 50 feet;
Thence along a curve to the left with an arc length of 106.78', a radius of 50.00', a chord bearing of N 06° 10' 30" E, and a chord length of 87.61', to an iron pin set;
Thence along the South line of Euler (474-2657 O.R.), (Lot #3, Whispering Pines Subdivision) S 55° 13' 18" E, 317.77 feet, to an iron pin found;
S 35° 53' 10" E, 124.21 feet, to an iron pin found;
Thence along the West line of Reeve (525-1360 O.R.),
S 03° 12' 29" W, 185.41 feet, to the point of beginning and containing 1.650 acres.

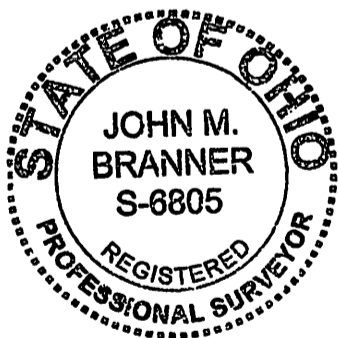
Subject to all easements and rights of way of record.

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 – Ohio South Zone

The above description is based on a field survey completed February, 2020 by:

John M. Branner P.S. 6805



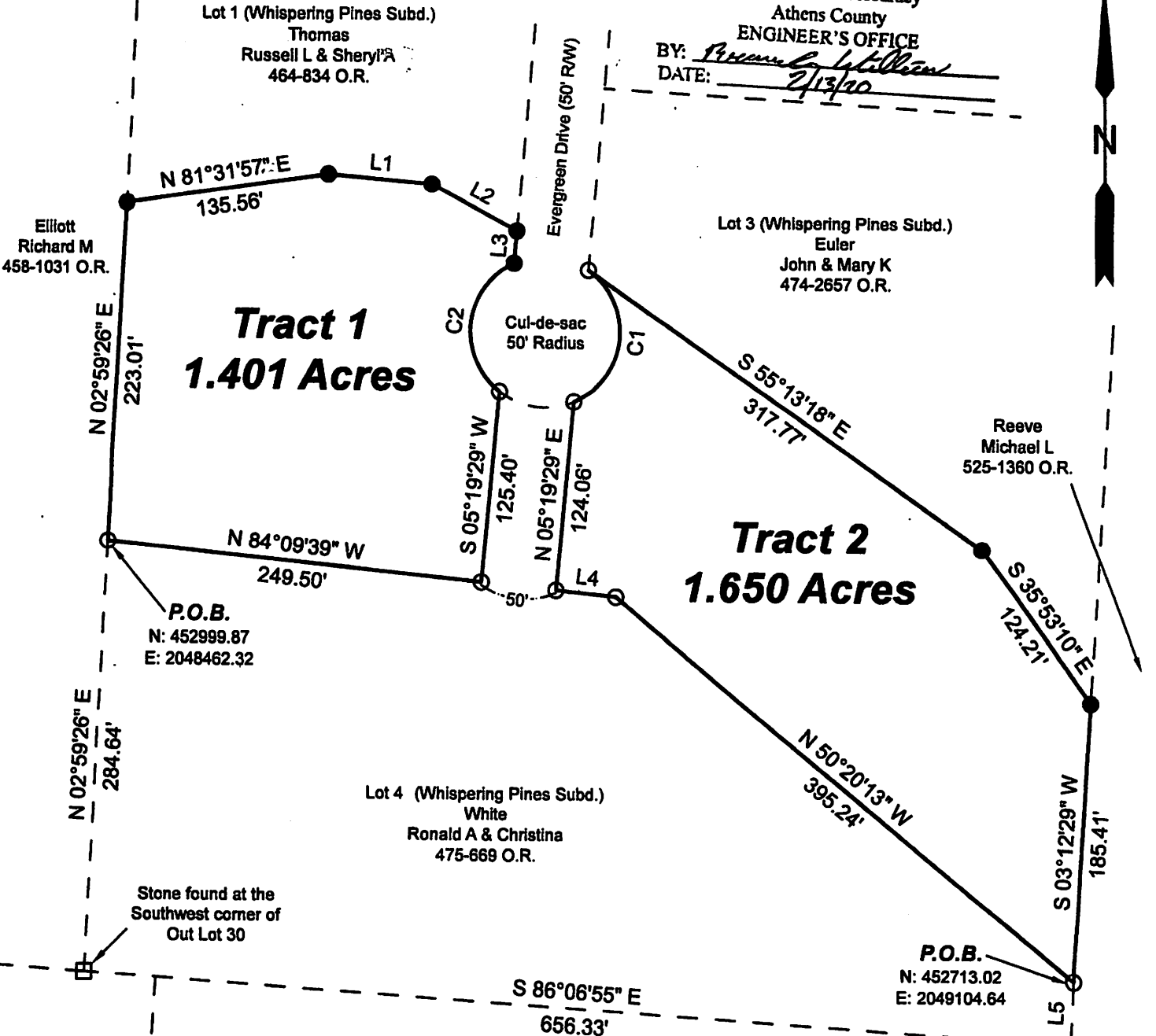
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Curve Table					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	106.78'	87.61'	N 06°10'30" E	122°21'32"
C2	50.00'	102.62'	85.54'	S 06°11'46" W	117°35'55"

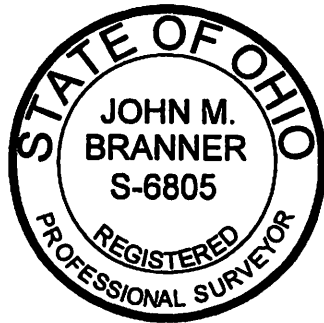
Line Table		
LINE	BEARING	DISTANCE
L1	S 84°53'52" E	68.72'
L2	S 61°39'50" E	64.51'
L3	S 04°59'44" W	21.51'
L4	N 84°09'39" W	40.32'
L5	N 03°12'29" E	41.93'



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 Two Tracts
Sited in Lot 4 of Whispering
Pines Subdivision (Env. 571B),
Out Lot 30, Fraction 12,
Section 9, T.10, R.15, Lee Twp.,
Athens Co., OH
Surveyed February, 2020

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