

BRANNER SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO

12500 N. PEACH RIDGE ROAD
ATHENS, OHIO 45701

JOHN M. BRANNER
Registered Land Surveyor

TELEPHONE
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DESCRIPTION OF A 9.81 ACRE TRACT

Situated in Fraction 19 and 25 of Section 20 of T.6, R.12, Rome Township, Athens County, Ohio and being a part of 106.05 acre tract of land as recorded in Volume 113, Page 754, formerly the Baltimore and Ohio Railroad Right of Way and being all that part of the right of way in the aforementioned fractions that lays between the Hocking River on the North-east and the Darin and Kellie Hayden 4.10 acre tract, (Vol. 207, Page 278, O.R.) on the South-west and being more particulary described as follows:

Commencing at the South- east corner of Section 20, thence, North 02 Degrees 36 minutes East, 900 feet more or less to a point in the right of way of State Route 329; thence, along the Easterly line of the aforementioned Hayden tract, South 43 Degrees 11 Miinutes East, 560 feet more or less to the North-west right of way line of the former Baltimore and Ohio Railroad and being the point of beginning for the tract of land herein described:

Thence, along a curve, concave to the Northwest, having a radius of 5674.65 feet, a central angle of 6 degrees 32 minutes 39 seconds, and a chord of 647.79 feet bearing North 49 degrees 40 minutes 01 second East;
thence North 46 degrees 23 minutes 41 seconds East, a distance of 3657.49 feet to a point in the Hocking River;
thence, with the Hocking River River, South 10 degrees 43 minutes 22 seconds East, a distance of 119.01 feet to a point in the South-easterly line of the former Baltimore and Ohio Railroad right of way;
thence along said right of way line, South 46 degrees 23 minutes 41 seconds West, a distance of 3592.88 feet to the point of curvature of a non-tangent curve, concave to the Northwest, having a radius of 5774.65 feet, a central angle of 6 degrees 26 minutes 16 seconds, and a chord of 648.50 feet bearing South 49 degrees 36 minutes 51 seconds West; thence Southwest along said curve, a distance of 648.84 feet to a point in the Hayden tract;
thence, along said line, North 43 degrees 11 minutes 02 seconds West, a distance of 100.56 feet to the POINT OF BEGINNING; said described tract containing 9.81 acres of which 5.17 acres are in Fraction 19 and 4.64 acres are in Fraction 25.

Subject to all easements and rights of way of record.

The above tract is a transfer between adjoining owners and is to be held continuously and contiguously with Grantee's Tracts.

The above description is based on the Baltimore and Ohio Right of Way and Track Maps V1451\37 and V 1451\38 as recorded in Envelope 436-A of the Athens County Recorders office and not on a field survey.


John M. Branner P.S. 6805

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Haus
DATE: 11-8-99

H
ROW # 20

HOCKING RIVER
 N10°46'22"W 119.01'
 JAMES B. HAYES
 113-754

RED BIRD RANCH INC.
 382-429
 157.0 AC

3657.49'
 N46°23'41"E
 3692.96'



FRACTION 25
 FRACTION 19

RED BIRD RANCH INC.
 388-429
 96.45 AC.

TOTAL ACREAGE= 98.1 AC.
 5.17 AC- FR. 19
 469 AC. FR. 25

THIS IS A TRANSFER BETWEEN
 ADJOINING OWNERS AND
 THIS TRACT IS TO BE HELD
 CONTIGUOUS AND CONTIGUOUS
 WITH GRANTEE'S
 TRACTS.

L.C.=
 N49°40'21"E
 647.79'
 L=648.15'
 R=5674.65'
 R=5774.65'
 L=648.84'

L.C.=
 S49°36'49"W
 648.50'
 JAMES B. HAYES
 113-754

PLAT OF DESCRIPTION
 OF 8.81 ACRES IN FR. 19
 AND FR. 25 OF SEC. 20
 T.6. R.12 ROME TWP., ATHENS
 COUNTY, OHIO
 NOV. 1999

John M. Branner
 JOHN M. BRANNER P.S. 6825
 12500 N. PEACH RIDGE ROAD
 ATHENS, OHIO 592-5778

S43°11'02"E
 560.78'
 100.56'
 S43°11'02"E
 HAYDEN
 207-278
 N. 91.96'-205
 100.005
 SE. COR. SEC. 20

PLAT BASED ON B&O RAILROAD MAP
 V1451\37 & V1451\38
 RECORDED IN
 ENV. 436-A

SCALE 1 INCH = 400 FEET

Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEER'S OFFICE
 BY: *S. Blanton*
 DATE: *11-8-99*

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