

Description of a 10.096 Acre Tract

Situated in the Southeast Quarter of Section 33, T.6, R.11, Decatur Township, Washington County, Ohio and the Northeast Quarter of Section 32, T.6, R.11, Rome Township, Athens County, Ohio and being part of Parcel 090041544000 as described in Volume 608, Page 568 of the Official Records of Washington County, Ohio and also being part of Parcel K010010000100 as described in Volume 528, Page 2159 of the Official Records of Athens County, Ohio and and being more particularly described as follows:

Beginning at a magnail set on the West edge of County Highway 26 (Federal Road), taken to be the Southeast corner of Section 33 (Northeast corner of Section 32):

Thence along the East line of Section 32a and the West line of Pritt (594-1657 O.R),
S 02° 42' 32" W, 517.74 feet to an iron pin found (bent) passing an iron pin found at 173.04 feet;
Thence along new lines created by this survey:
N 59° 00' 22" W, 722.67 feet to an iron pin set;
N 02° 22' 52" E, 462.78 feet to a point in County Highway 26 (Federal Road), passing an iron pin set at 432.76 feet;

Thence along said road the following 12 courses:

- (1) **N 64° 55' 54" E, 49.81 feet** to a point;
- (2) **N 57° 01' 10" E, 150.49 feet** to a point;
- (3) **N 62° 00' 03" E, 81.43 feet** to a point;
- (4) **N 87° 31' 04" E, 65.10 feet** to a point;
- (5) **S 67° 20' 32" E, 59.47 feet** to a point;
- (6) **S 51° 18' 43" E, 69.66 feet** to a point;
- (7) **S 45° 12' 49" E, 75.91 feet** to a point;
- (8) **S 41° 05' 27" E, 95.13 feet** to a point;
- (9) **S 29° 00' 55" E, 105.98 feet** to a point;
- (10) **S 18° 42' 52" E, 101.57 feet** to a point;
- (11) **S 11° 29' 43" E, 43.22 feet** to a point;
- (12) **S 02° 42' 32" W, 38.61 feet** to the Point of Beginning and **containing 10.096 acres** of which 5.068 acres are contained within Section 33, Decatur Township, and 5.028 acres are contained within Section 32, Rome Township.

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 March, 2021 by
Jeb Branner, S.I., under the supervision of:
John M. Branner P.S. 6805

John M. Branner



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: _____
DATE: _____

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

MAR 26 2021

Jill Thompson
Athens County Auditor

Hunt
William Carl &
Deborah L
645-2073 OR

Bridlespur Ponds LLC
609-1239 OR

Humphrey
Joshua E et al
608-568 OR
090041544000

10.096 Acres Total

Washington County, Decatur Township, Section 33: 5.068 ac
Athens County, Rome Township, Section 32: 5.028 ac

P.O.B.

*N:474881.22, E:2161937.84

magnail set on the West edge of County Highway 26 (Federal Road)
at the Southeast corner of Section 33, Decatur Twp, Washington Co
(Northeast corner of Section 32, Rome Twp, Athens Co)

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: John M. Branner
DATE: 3/26/21

Humphrey
Joshua E et al
528-2159 OR
K010010000100

Pritt
Zachary D &
Ashlee N
594-1657 OR

Line Table		
LINE	BEARING	DISTANCE
L1	N 64°55'54" E	49.81'
L2	N 62°00'03" E	81.43'
L3	N 87°31'04" E	65.10'
L4	S 67°20'32" E	59.47'
L5	S 51°18'43" E	69.66'
L6	S 45°12'49" E	75.91'
L7	S 41°05'27" E	95.13'
L8	S 11°29'43" E	43.22'
L9	S 02°42'32" W	38.61'



Survey of a 10.096 Acre tract
Situated in the SE Quarter of Section 33,
T.6, R.11, Decatur Twp., Washington Co., OH,
& the NE Quarter of Section 32,
T.6, R.11, Rome Twp., Athens Co., OH
Surveyed March, 2021
by Jeb Branner, S.I.,
under the supervision of:

By: John M. Branner
John M. Branner, P.S. 6805
P.O. Box 274
The Plains, OH 45780

0' 100' 200' 300'



Scale 1"=100'

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

● = Iron pin found

△ = Magnail set

Bearings: N.A.D. Grid North - Ohio South Zone

Ref. Docs.: Tax Plats, Deeds, Existing Surveys

*Coordinates are to be used for GIS purposes only

Washington County, Decatur Township, Section 26
S 02°42'32" W 323.99'