

DESCRIPTION OF A 2.89 ACRE TRACT

Situated in L.L. 71&72 in Sections 18 and Section 24, T.9,R.14, Athens Township, Athens County, Ohio and being a part of a tract of land as described in Volume 508, Page 1302 O.R. and being more particularly described as follows:

Beginning at a mag nail set at the intersection of County Road #7 and Hocking Hills Drive, said point bearing:

S 00-00 W, 3138.79 feet and S 90-00 W, 395.08' from North-east corner of Section 24, Athens Township,

Thence, along a new line created by this survey and Hocking Hills Drive:

S 58° 07' 05" E, 264.69 feet to a point at the South-west corner of AHP Real Estate Holdings L.L.C. (548-58 O.R.);

Thence, continuing along Hocking Hills Drive:

S 58° 07' 05" E, 95.26' to a rail road spike found;

S 68° 35' 51" E, 214.00' to a railroad spike found;

S 66° 32' 30" E, 14.19' to a point;

S 69° 07' 20" E, 69.00' to a point;

S 78° 44' 27" E, 37.70' to a point;

S 84° 41' 23" E, 34.90' to a point;

N 86° 04' 30" E, 34.04' to a point;

N 63° 21' 25" E, 36.09' to a point;

N 36° 21' 45" E, 35.45' to a point;

N 24° 02' 29" E, 39.10' to a point;

N 8° 05' 11" E, 117.26' to a point;

N 9° 14' 52" E, 220.88' to a point in the intersection of County Road #7, Johnson Road and Hocking Hills Drive;

Thence, along County Road #7 and Johnson Road:

S 21° 58' 02" E, 114.11' to a point;

S 12° 09' 35" E, 241.35' to a point;

S 4° 43' 33" E 147.73' to a mag nail set;

Thence, leaving said road and along the lines of Eclipse LTD. (285, 1537 O.R.):

S 28° 22' 00" W, 70.67' to an iron pin set;

S 51° 37' 30" W, 54.30' to an iron pin set;

Thence, along the lines of The Athens Conservancy (452-897 O.R.):

N 65° 40' 44" W, 60.87' to an iron pin set;

N 72° 52' 37" W, 478.53' to a railroad spike set;

N 46° 20' 34" W, 450.63' to the point of beginning and containing 2.89 acres of which 0.20 acres are out of L.L. 71 (PID# A040020039701) and 2.69 acres are out of L.L. 72 (P.I.D.# A040020200100).

The above described tract is to be continuous and contiguous with the Athens Conservancy Tract (452-897 O.R.)

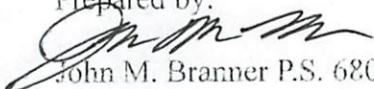
Subject to all easements and right of way of record

Bearings based on CEA Assoc. survey of 11.865 ac. (Feb. 4, 1999) and are to be used to denote interior angles only.

The above described tract was based on a field survey by John M. Branner P.S. 6805 and completed May 21, 2020.



Prepared by:


John M. Branner P.S. 6805

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

OCT 19 2020

Jill Thompson
Athens County Auditor

Line	Bearing	Distance
2	S 66° 32' 30" E	14.19'
3	S 69° 07' 20" E	69.00'
4	S 78° 44' 27" E	37.70'
5	S 84° 41' 23" E	34.90'
6	N 86° 04' 30" E	34.04'
7	N 63° 21' 25" E	36.09'
8	N 36° 21' 45" E	35.45'
9	N 24° 02' 29" E	39.10'

Parcel ID:A040020200100
 WYNGATE CONDOMINIUM ASSOCIATION
 Deed Reference:508-1302 O.R.

JEHOVAHS WITNESSES
 CONGREGATION OF ATHENS OH
 Deed Reference:376-547 O.R.

AHP REAL ESTATE HOLDINGS LLC
 Deed Reference:548-58 O.R.

RURAL ACTION INC
 Deed Reference:492-1088 O.R.

WYNGATE CONDOMINIUM ASSOC.
 A040020200100

Parcel ID:A040020040107
 THE ATHENS CONSERVANCY
 Deed Reference:452-897 O.R.

A040020039701
 (0.2 ac)
 L.L. 71

2.89 Acres
 (2.69 ac in L.L. 72)

To be continuous and
 contiguous with
 The Athens Conservancy

ECLIPSE LTD
 285-1537 OR

P.O.B. bears
 S 00-00 W, 3138.79'
 S 90-00 W, 395.08'
 from N.E. Cor of
 Sec. 24, T.9, R.14
 Athens Twp.

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *John M. Branner*
 DATE: 10/16/20

Survey of a 2.89 Acre Tract in
 L.L. 71 & 72 of Section 18 & 24
 T.9, R.14, Athens Twp., Athens Co., Oh

Prepared By:

John M. Branner
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 Athens, Ohio 45701
 740-541-0350



Scale 1 inch = 100 feet

- = iron pin set 5/8" x 30 rebar w/ I.D Cap
- = Mag nail set
- ▽ = R.R.S. fd.
- ▼ = R.R.S. set

Ref. Doc. CEA Assoc. 11.865 acre survey (Feb. 4, 1999)
 Basis of bearings are to be used to denote interior angles only

Date of Survey May 21, 2020



Bearings
 used to
 denote interior
 angles only

