

MAR 04 2021

Jill Thompson
Athens County

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Ans E 819
DATE: 3/4/2021

Description of a 6.427 Acre Tract

Situated in Lease Lots 71, 72, & 112, Section 18, T.9, R.14, Athens Township, Athens County, The Plains, Ohio and being a part of Parcels A040020040103, A04002002802, and A040020039702 as described in Volume 285, Page 1537 and Volume 354, Page 313 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a magnail set at the intersection of Jackson Drive and Arbor Drive and bearing S 10° 05' 42" E, 3916.94 feet (calculated) from the Northwest Corner of Section 18:

Thence along Arbor Drive and new lines created by this survey:

S 05° 37' 54" W, 84.73 feet to a magnail set;

S 28° 32' 50" W, 144.62 feet to a magnail set;

Thence along new lines created by this survey and the center line of the AHS Bike Path Spur (30' wide easement) the following four (4) courses:

(1) a curve to the right with a radius of 36.00', a chord bearing of S 31° 34' 01" E, a chord length of 34.67', and an arc length of 36.17', to a magnail set;

(2) S 02° 47' 08" E, 8.15 feet to a magnail set;

(3) a curve to the left with a radius of 36.00', a chord bearing of S 39° 19' 02" E, a chord length of 42.86', and an arc length of 45.91', to a magnail set;

(4) S 75° 50' 57" E, 89.78 feet to a magnail set on the West side of the Hock-Hocking Adena Bikeway;

Thence along the lines of Athens County Commissioners (131-522 O.R.) the following three (3) courses:

(1) S 16° 10' 07" W, 25.05 feet to an iron pin set;

(2) S 84° 21' 56" W, 53.85 feet to an iron pin set;

(3) S 16° 10' 07" W, 37.18 feet to an iron pin set;

Thence along the North line of Eclipse LTD (501-1568 O.R.),

N 84° 52' 13" W, 122.32 feet to an iron pin set;

Thence along the lines of Brudno (544-156 O.R.),

N 01° 15' 15" W, 110.00 feet to an iron pin found;

N 87° 21' 44" W, 144.54 feet to an iron pin found;

Thence along the North line of Sammons (536-1824 O.R.):

N 72° 59' 43" W, 198.00 feet to an iron pin set;

N 66° 58' 18" W, 281.98 feet to an iron pin found;

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

N 65° 46' 13" E, 280.35 feet to a Sycamore tree with an iron pin found bearing N 18° 23' 18" W, 2.63 feet;

N 51° 29' 41" E, 182.34 feet to a magnail set in Jackson Drive, passing an iron pin found at 118.01 feet;

Thence along Jackson Drive,

N 60° 35' 10" W, 71.45 feet to a magnail set;

Thence continuing along the lines of the Athens Conservancy:

N 73° 55' 37" W, 101.47 feet to an iron pin found;

N 55° 38' 43" E, 54.30 feet to an iron pin found;

N 32° 23' 13" E, 70.67 feet to a magnail set in Johnson Road;

N 00° 42' 20" W, 44.94 feet to a magnail set in Johnson Road;

Thence leaving said road and along the South line of Nelsonville TV Cable (57-770 O.R.),

S 69° 20' 13" E, 584.13 feet to an iron pin set, passing an iron pin found at 240.28 feet;

Thence along the West line of Nelsonville TV Cable (209-957 O.R.),

S 16° 10' 07" W, 129.00 feet to an iron pin set;

Thence along the lines of EJB Enterprises LLC (451-461 O.R.),

N 73° 41' 12" W, 134.00 feet to an iron pin set;

S 16° 10' 10" W, 30.34 feet to a magnail set in Jackson Drive;

Thence along Jackson Drive,

S 50° 24' 20" E, 50.31 feet to the Point of Beginning and containing 6.427 acres total, of which 3.184 acres are contained within Parcel A040020040103, 0.040 acres are contained within Parcel A04002002802, and 3.203 acres are contained within Parcel A040020039702.

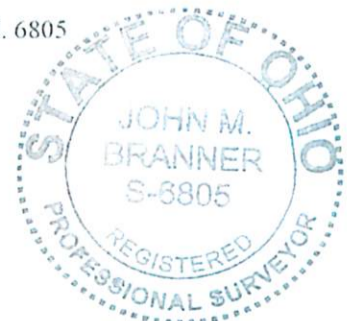
Subject to all easements and rights of way of record.

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

John M. Branner P.S. 6805





ATHENS CONSERVANCY
575-698 O.R.

NELSONVILLE T V CABLE INC
57-770 O.R.

Parcel "B"
6.427 Ac.

3.184 Ac A040020040103
0.040 Ac A040020002802
3.203 Ac A040020039702

ECLIPSE LTD
285-1537 O.R.
A040020039702

A040020002801
NELSONVILLE TV CABLE
209-957 O.R.

Curve	Radius	Arc	Tangent	Chord	Chord Bearing
4	36.00	45.91	26.67	42.86	N 39° 19' 02" W
5	36.00	36.17	19.78	34.67	N 31° 34' 01" W
6	36.00	36.17	19.78	34.67	S 31° 34' 01" E
7	36.00	45.91	26.67	42.86	S 39° 19' 02" E
8	200.00	50.28	25.27	50.14	N 53° 09' 12" W
9	55.00	60.47	33.70	57.47	N 77° 26' 41" W

Line	Bearing	Distance
1	S 69° 24' 23" E	50.15'
2	N 75° 50' 57" W	89.78'
3	N 2° 47' 08" W	8.15'
4	N 5° 37' 54" E	84.73'
5	S 73° 49' 53" E	87.84'
6	N 16° 10' 07" E	9.00'
7	S 16° 10' 10" W	30.34'
8	S 50° 24' 20" E	50.31'
9	S 5° 37' 54" W	84.73'
14	S 2° 47' 08" E	8.15'
15	S 75° 50' 57" E	89.78'
17	S 16° 10' 07" W	25.05'
18	S 84° 21' 56" W	53.85'
19	S 16° 10' 07" W	37.18'
20	N 60° 35' 10" W	71.45'
21	N 55° 38' 43" E	54.30'
22	N 32° 23' 13" E	70.67'
23	N 0° 42' 20" W	44.94'

Johnson Rd.

Jackson Drive

Hock-Hocking Bike Way

ATHENS CONSERVANCY
452-897 O.R.

Sycamore
as per deed
iron pin fd
bears
N 18-23-18 W 2.63'

C.L. Athens H.S. Bike Path Spur
30' wide easement

ECLIPSE LTD
285-1537 O.R.
A040020039702

P.O.B.
bears
S 10° 05' 42" E
3916.94'
from N.W. Cor.
of Sec. 18
Athens Twp.

E.J.B. Enterprises L.L.C.
451-461 O.R.

Parcel "A"
0.860 Ac.

0.234 Ac A040020040103
0.326 Ac A040020002802
0.300 Ac A040020039702

ATHENS COUNTY COMMISSIONERS
131-522 O.R.

ECLIPSE LTD
285-1537 O.R.
A040020002802

SAMMONS
536-1824 O.R.

ECLIPSE LTD
354-313 or
A040020040103

SAMMONS
536-1824 O.R.

BRUDNO
544-156 O.R.

ECLIPSE LTD
501-1568 O.R.

Survey of Two Parcels
Situated in L.L. 71,72 & 112
Sec. 18, T.9, R.14, Athens Twp.
Athens Co., The Plains, Oh.
Surveyed March 2021

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *David E. Swager*
DATE: 3/4/2021



Scale 1"=100'

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

● = Iron pin found

▽ = Mag Nail Set

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

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