

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

FEB 08 2016

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: David L. Stutz
DATE: 2/8/16

DESCRIPTION OF A 77.52 ACRE TRACT

Situated in Sections 4 and 5 of T.7 North, R. 13 West, Trimble Township, Athens County, Ohio and being all of Tracts 1,2,3 as described in Volume 510, Page 261 of the Official Records of Athens County and being more particularly described as follows:

Beginning at a stone found and being the North-west corner of Sec. 34 Homer Twp., Morgan Co., Oh., said stone bears South 03 degrees 40 minutes 43 seconds West, 141.29 feet from a stone found at the North-east corner of Section 4, Trimble Township, Athens County, Ohio

Thence, along the East-line of Section 4 of Athens County and the West-line of Section 34 of Morgan County:
S 3° 46' 08" W, 1492.86 feet to an iron pin set in the South-line of the former Federal Valley Railroad Right of Way, passing an iron pin found (stamped O.D.N.R. Div of Engr) at 821.21 feet;

Thence, along the south-line of the former Federal Valley Rail Road Right of Way and the lines of Boss, (156-299 O.R.), Athens County Commissioners (V. 31, P. 182 Comm. Journal), Davis, (508,1600 O.R.), Kovach (471-2000 O.R.)

N 10° 05' 24" W, 536.10 feet to an iron pin found, passing an iron pin found at 150.28 feet;

Thence, continuing along the South-line of Federal Valley Railroad Right of way and lines of Cale (356-1940 O.R.) on a curve to the left:

Arc= 360.75 feet, Chord Bearing: N 25° 35' 04" W, 356.64 feet; Radius= 688.92 feet to an iron pin found;

Thence, continuing along the South-line of Federal Valley Railroad Right of way and lines of Simons (303-2675 O.R.), Mayles (35-457 O.R.), Davis (309-751 D.R.)

on a curve to the left:

Arc= 643.17 feet, Chord Bearing: N 68° 24' 05" W, 620.07 feet; Radius= 688.92 feet;

to a point;

Thence, continuing along the South-line of Federal Valley Railroad Right of way and lines of Davis (309-751 D.R.)

S 4° 55' 43" E, 20.00 feet to a point;

Curve to the left:

Arc= 91.35 feet, Chord Bearing: S 81° 09' 41" W, 91.28 feet; Radius= 668.92 feet;

S 77° 15' 06" W, 72.38 feet to an iron pin set;

Thence, along the line of Central Ohio Realty (133-274 O.R.)

N 12° 44' 54" W, 140.00 feet to an iron pin set in the North line of the former Federal Valley Railroad Right of Way;

Thence, along the former Federal Valley Railroad Right of way and lines of Metcalf (232-440 O.R.)

N 77° 15' 06" E, 78.89 feet to an iron pin set;

N 85° 35' 10" W, 639.67 feet to a stone found;

Thence, along the line of Durniat (360-59 O.R.)

N 3° 13' 51" E, 573.57 feet to a stone found;

Thence along the line of U.S.A. (190-553 O.R.)

N 3° 54' 29" E, 1349.90 feet to a stone found;

Thence, along the lines of the State of Ohio (205-619 D.R.)

S 84° 52' 14" E, 1242.95 feet to an iron pin set;

Thence, along the line of the State of Ohio 1.65 acre tract (209-376 D.R.)

S 44° 59' 52" E, 545.77 feet to an iron pin found (stamped O.D.N.R. Div of Engr)

Thence, along the East line of Sections 4 and 5 of Trimble Township, Athens County and the West line of Section 35 of Homer Twp, Morgan County, Ohio

S 3° 40' 43" W, 1166.12 feet to the point of beginning and containing **77.52 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

Basis of Bearing : Grid North- N.A.D. 83 Ohio South Zone.

The above description is based on a field survey completed January 2016 by John M. Branner P.S. 6805.



STATE OF OHIO
205-619

N 76° 23' 51" W
15.48'

S 84° 52' 14" E
1242.95'

Stone found as
per County Survey
V. 7, pg. 121

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: [Signature]
DATE: 2/8/16

STATE OF OHIO
209-376 DR
1.65 ac.

O.D.N.R.
I.P.

77.52 Acres
Huntington National Bank
510-261 O.R.
(Tracts 1,2&3)

UNITED STATES
OF AMERICA
190-553 O.R.

Tract 4

M010010027200

Stone fd.

DURNIAT
FRANKLIN A
& KAREN
360-59 O.R.

(50.98 ac.) Sec. 5
(26.53 ac.) Sec. 4

Trimble Twp.
Athens Co.
Morgan Co.
Homer Twp.

Sec. 35
Sec. 34

N 3° 54' 29" E
1349.90'

N 3° 13' 51" E
573.57'

M010010019200

Tract One
M010010019100

Stone fd.

METCALF JOHN CLARK
232-440 O.R.

CENTRAL OHIO REALTY
133-274 O.R.

M010010096201

MAYLES
JODY L ETAL
35-457 O.R.

| Line | Bearing | Distance |
|------|-----------------|----------|
| 7 | S 4° 55' 43" E | 20.00' |
| 8 | S 77° 15' 06" W | 72.38' |
| 9 | N 12° 44' 54" W | 140.00' |
| 10 | N 77° 15' 06" E | 78.89' |

| Curve | Radius | Arc | Chord | Chord Bearing |
|-------|--------|--------|--------|-----------------|
| 1 | 688.92 | 360.75 | 356.64 | N 25° 35' 04" W |
| 2 | 688.92 | 643.17 | 620.07 | N 68° 24' 05" W |
| 3 | 668.92 | 91.35 | 91.28 | S 81° 09' 41" W |

DAVIS DENNIS
A & VICTORIA
309-751 D.R.

SIMONS
BRENDA
KAY ETAL
303-2675 O.R.

LEWIS
CALE S
356-1940 O.R.

Kovach
471-2000 O.R.

Paul D. Davis
508-1600 O.R.

Tract 2
M010010018000

+821.21'

Tract 5

Survey of 77.52 Acres in
Sections 4&5, T.7 N, R.13 W.
Trimble Township, Athens Co., O
Surveyed Jan. 2016

John M. Branner P.S. 6805
62 East First Street
The Plains, Ohio 45780
740-541-0350



Athens Co. Comm.
V.31, pg.182 Comm. Journal

Lake Rd. Twp Rd 347-A

BOSS
RICHARD JR
156-299 O.R.

- Reference Documents
- Deed-Tax Plats- Surveys
 - O.D.N.R. Div of Engr. Survey
 - U.S.F.S. Survey (Dec. 1993)
 - R.R. Right of Way Map (Federal Valley)
 - County Surveyors Records
 - V. 7, Pg 99
 - V.7, Pg. 121
 - V. 7, Pg. 225



- = iron pin found
 - △ = iron pin found (O.D.N.R.)
 - = iron pin set 5/8"x30" rebar w/ palstic I.D. cap stamped "Branner P.S. 6805"
- Basis of Bearings: Grid North N.A.D. 83