

VERNON

ROBERT C. VERNON, INC./ RIGHT-OF-WAY CONSULTANTS & ASSOCIATES

August 2, 1978
78-1162

4.571 Acres to be
conveyed by Brandeberry

Being a parcel of land situated in the State of Ohio, County of Athens, Township of Troy, Village of Coolville, Town 5, Range 11, Sections 21 & 27, Fraction 32, and further described as follows:

Beginning at a concrete Right of Way monument found in the south easterly LA Right of Way line of S.R. 7 & 50 at 190.42 feet right of Station 1886+ 28.33 in the centerline of said S.R. 7 & 50 as shown on 1960 Highway Plans ATH-50-35.45/WAS-50-0.00, said point also being in the Grantor's easterly property line and in the westerly line of lands now or formerly owned by Russell Bailey; thence with said common line between Grantor and Bailey S 05° 42' 47" W 609.97 feet to an iron pipe found at northeasterly corner of a 1.9 Acre tract now or formerly owned by Herman Carson; thence with Carson's northerly line the following four courses: S 58° 42' 38" W 556.69 feet to a fence post found; thence S 09° 48' 30" W 75.27 feet to an iron pipe found near the northerly edge of a garage; thence with an imaginary line cutting through the garage S 11° 22' 34" W 32.43 feet to an iron pipe found near the southerly edge of the garage; thence continuing S 11° 22' 34" W 72.44 feet to a point in the new northerly Right of Way line of relocated C.R. 56 (Cemetery Road); thence with said Right of Way line N 61° 53' 16" W 157.93 feet to a point in the easterly line of a 40 feet wide Right of Way dedicated for road purposes; thence with said easterly Right of Way line the following four courses: N 33° 09' 18" E 168.42 feet to a point; thence N 37° 19' 42" W 75 feet to a point; thence along the line of a circular curve to the right, whose radius is 15 feet, whose delta is 90°, whose tangent length is 15 feet, whose chord length is 21.21 feet, and whose chord bearing is N 07° 40' 18" E, a distance of 23.56 feet to a point; thence N 52° 40' 18" E 145.50 feet to an iron pin set at the northwest corner of a 0.466 Acre tract previously conveyed by Grantor; thence with the westerly and southerly lines of said 0.466 Acre tract the following two courses: S 37° 19' 42" E 145 feet to an iron pin set; thence N 52° 40' 18" E 140 feet to an iron pin set; thence with the southerly and easterly lines of a second 0.466 Acre tract previously conveyed by Grantor the following two courses: N 52° 40' 18" E 140 feet to a point; thence N 37° 19' 42" W 79.96 feet to an iron pin set; thence with the southerly and easterly lines of a 0.333 Acre tract previously conveyed by Grantor the following two courses: N 52° 43' 36" E 110.20 feet to an iron pin set; thence N 11° 36' 54" W 89.61 feet to an iron pin set; thence with the easterly line of a 0.147 Acre tract previously conveyed by Grantor N 66° 37' 37" W 190.46 feet to an iron pin set; thence with the westerly lines of said 0.147 Acre tract

TROY TWP SEC'S 21 & 27
COOLVILLE

57

VERN N

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78-1162

Page 2

the following two courses: along the line of a circular curve to the left, whose radius is 15 feet, whose delta is $93^{\circ} 19' 41''$, whose tangent length is 15.90 feet, whose chord length is 21.82 feet, and whose chord bearing is $S 09^{\circ} 20' 08'' W$, a distance of 25.90 feet to an iron pin set; thence $S 37^{\circ} 19' 42'' E$ 106.71 feet to an iron pin at the common westerly corner of the aforesaid 0.147 Acre tract and 0.333 Acre tract, said point also being the most northeasterly point of the 40 feet wide Right of Way dedicated for road purposes; thence $S 52^{\circ} 40' 18'' W$ 40 feet to the most northwesterly point of said Right of Way; thence with the easterly line of a 0.448 Acre tract previously conveyed by Grantor $N 37^{\circ} 19' 42'' W$ 165 feet to an iron pin set in the aforesaid southeasterly LA Right of Way line of S.R. 7 & 50; thence with said LA Right of Way line the following two courses: $N 55^{\circ} 59' 59'' E$ 195.96 feet to a point located 190 feet right of and radial to Station 1882 + 50; thence $N 52^{\circ} 02' 31'' E$ 374.68 feet to the place of beginning, containing 4.571 Acres more or less, being 1.746 Acres more or less in Section 21 and 2.825 Acres more or less in Section 27, and subject to all easements and restrictions of record and all legal highways.

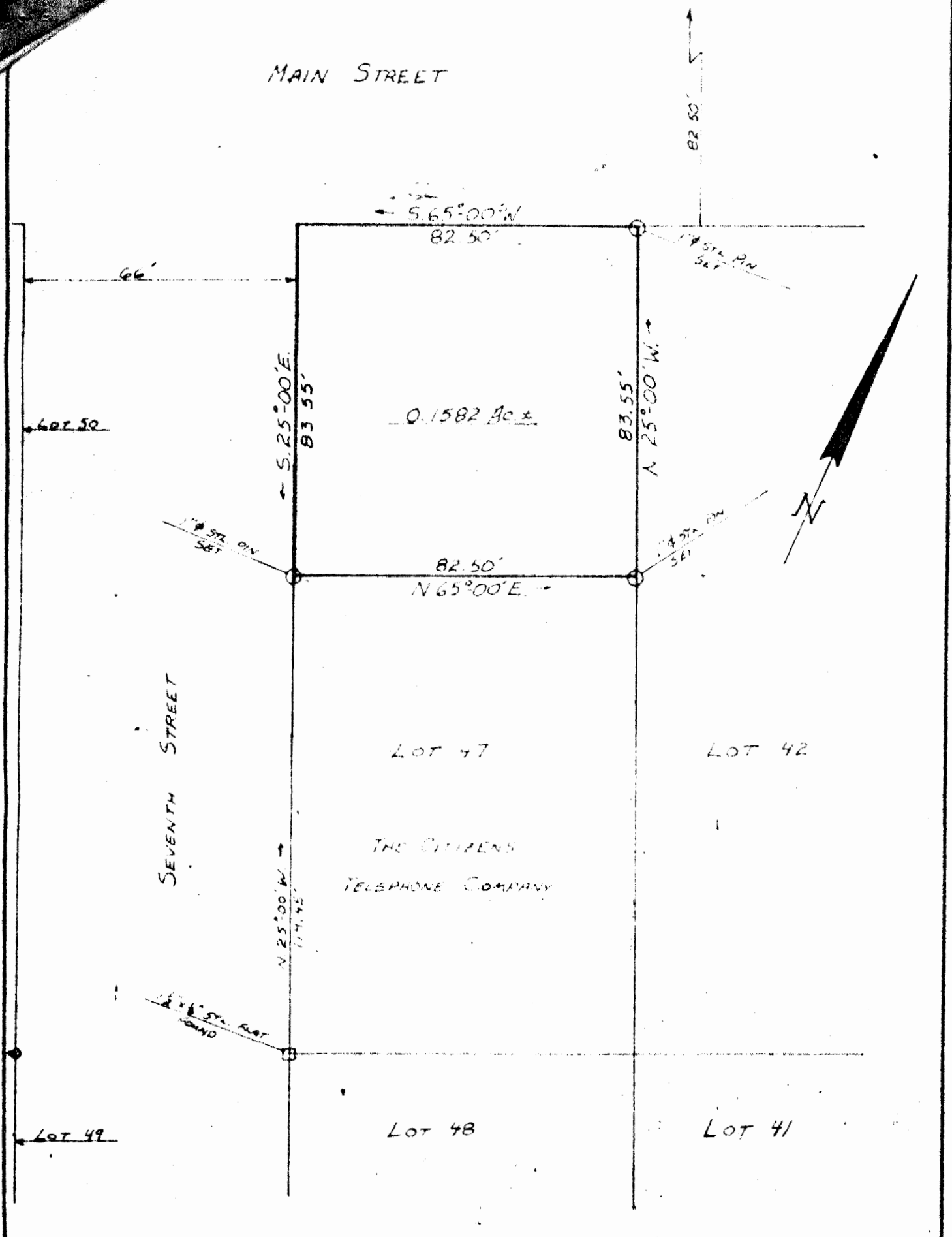
The above description was prepared based on surveys made by Robert C. Vernon, Professional Surveyor No. 4961, in 1970, 1973, 1974, 1976 & 1978.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: W. M. Watkins

DATE: 8/8/78

58



PLAT OF SURVEY

PART OF LOT No. 47 IN THE VILLAGE OF COOLVILLE, TOWNSHIP OF TROY,
 TOWN 5, RANGE 11, STATE OF OHIO, COUNTY OF ATHENS
 DRED REF.: VOL. 315 PAGE 727
 DATE OF SURVEY: 6/22/00
 SURVEYED BY: ROBERT C. WELCH, JR.
 REG. NO. 6245
 BELPRE, OHIO

SCALE: 1" = 30'

DRAW. NO.: 80014

SIGNED: Robert C. Welch, Jr.
 REG. SURVEYOR - OHIO

77