

# VERNON

ROBERT C. VERNON, INC./ RIGHT-OF-WAY CONSULTANTS & ASSOCIATES PROFESSIONAL SURVEYORS, DESIGNERS & PLANNERS

Addition to Lot 6

76-0803

Being a parcel of land situated in the State of Ohio, County of Athens, Township of Troy, Village of Coolville, Town 5, Range 11, and being a part of Section 27 in said County and being further described as follows:

Commencing for reference at an iron pipe found at the northeast corner of a 0.33 Acre tract of land now or formerly owned by Norma Brandeberry, recorded in Vol. , Page , Athens County Records; thence N 37° 19' 42" W along the northeasterly line of the above-mentioned tract a distance of 92.34 feet to a point; thence along the centerline of a 40 foot wide street N 52° 40' 18" E 460.50 feet to a point; thence S 37° 19' 42" E 20.00 feet to an iron pin previously set in the Right-of-Way line of said street; thence with said Right-of-Way line along the line of a circular curve a distance of 20.39 feet, whose radius is 60.00 feet, whose delta is 19° 28' 16", whose chord distance is 20.29 feet, and whose chord bearing is N 42° 56' 10" E, to an iron pin previously set at the southwest corner of a 0.333 Acre tract previously sold by grantor to grantee in Vol. , Page , Athens County Records; thence with the westerly line of said 0.333 Acre tract, and continuing with the Right-of-Way line of a 40 foot wide street, along the line of a circular curve a distance of 73.86 feet, whose radius is 60.00 feet, whose delta is 70° 31' 44", whose chord distance is 69.28 feet, and whose chord bearing is N 02° 03' 50" W, to an iron pin previously set at the northwest corner of the grantee's 0.333 Acre tract and the True Place of Beginning for the parcel herein to be described;

thence continuing with the Right-of-Way line of a 40 foot wide street the following two courses: N 37° 19' 42" W 106.71 feet to an iron pin set; thence along the line of a circular curve a distance of 25.90 feet, whose radius is 15 feet, whose delta is 93° 19' 41", whose chord distance is 21.82 feet, whose tangent distance is 15.90 feet, and whose chord bearing is N 09° 20' 08" E, to an iron pin set; thence leaving said Right-of-Way line S 66° 37' 37" E 190.46 feet to an iron pin previously set at the northeast corner of the grantee's 0.333 Acre tract; thence with the northerly line of said 0.333 Acre tract the following two courses: N 80° 09' 39" W 60.61 feet to an iron pin previously set; thence S 52° 38' 16" W 67.87 feet to the True Place of Beginning, containing 0.147 Acres more or less.

The above description was prepared based on a survey made by Robert C. Vernon, Professional Surveyor No. 4961, in May 1976.

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY: Brian D. McPerson

DATE: June 25, 1976

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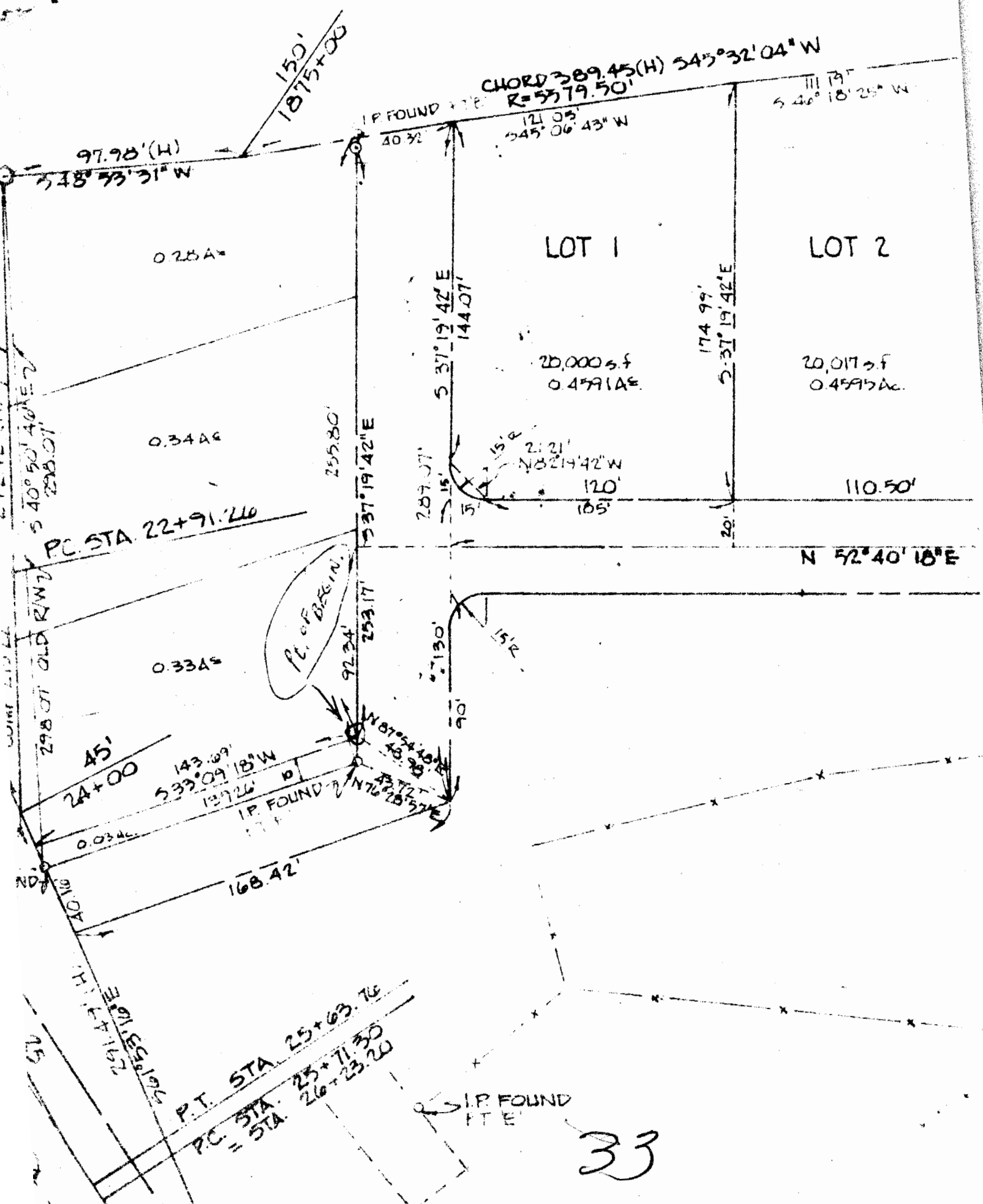
TRD 4 SEC. 27

(M) MEASURED  
 (CM) CALCULATED FROM MEASURED DATA  
 (R) RECORD  
 ○ IRON PIN FOUND  
 ⊙ CONCRETE MONUMENT FOUND  
 -x-x- EXIST. FENCE FOUND  
 -□- HUB & TACKSET-SURVEY TRAVERSE LINE  
 ● IRON PIN SET

NOTE:

LOT #5 ADDED 1/15/73.  
 LOT #6 ADDED 6/27/74.  
 ADDITION TO LOT 6 ADDED 5/18/76

PREPARED BY <b>RIGHT-OF-WAY CONSULTANTS          &amp;          ASSOCIATES          ROBERT C. VERNON, INC.</b>		
P.O. BOX 741 ROUTE 821 CAMBRIDGE ROAD MARIETTA, OHIO 1-614-373-8397		
DATE ASSIGNED:	DRAWN BY: <i>DKK</i>	FIELD CONTROL BY:
DATE COMPLETED:	INKED BY: <i>DKK</i>	SCALE
APRIL 25, 1979	CHK'D BY: <i>DKK</i>	1" = 50'



CHORD 389.45(H)  $54^{\circ}32'04''$  W  
 $R=5779.50'$

I.P. FOUND F.T.E.  
 40.32'

121.05'  
 $54^{\circ}06'43''$  W

111.19'  
 $54^{\circ}18'25''$  W

97.98'(H)  
 $54^{\circ}53'31''$  W

0.28 Ac

LOT 1

LOT 2

20,000 sq ft  
 0.4591 Ac

20,017 sq ft  
 0.4595 Ac

0.34 Ac

537'19'42" E  
 144.07'

174.99'  
 537'19'42" E

110.50'

287.07'  
 15'  
 2.21'  
 $N 82^{\circ}14'42''$  W  
 120'  
 105'

$N 52^{\circ}40'18''$  E

PC STA. 22+91.210

0.33 Ac

P.C. BEGIN.

255.80'  
 537'19'42" E

253.17'  
 92.24'  
 71.30'  
 90'

1512'

143.09'  
 $53^{\circ}09'18''$  W  
 137.26'

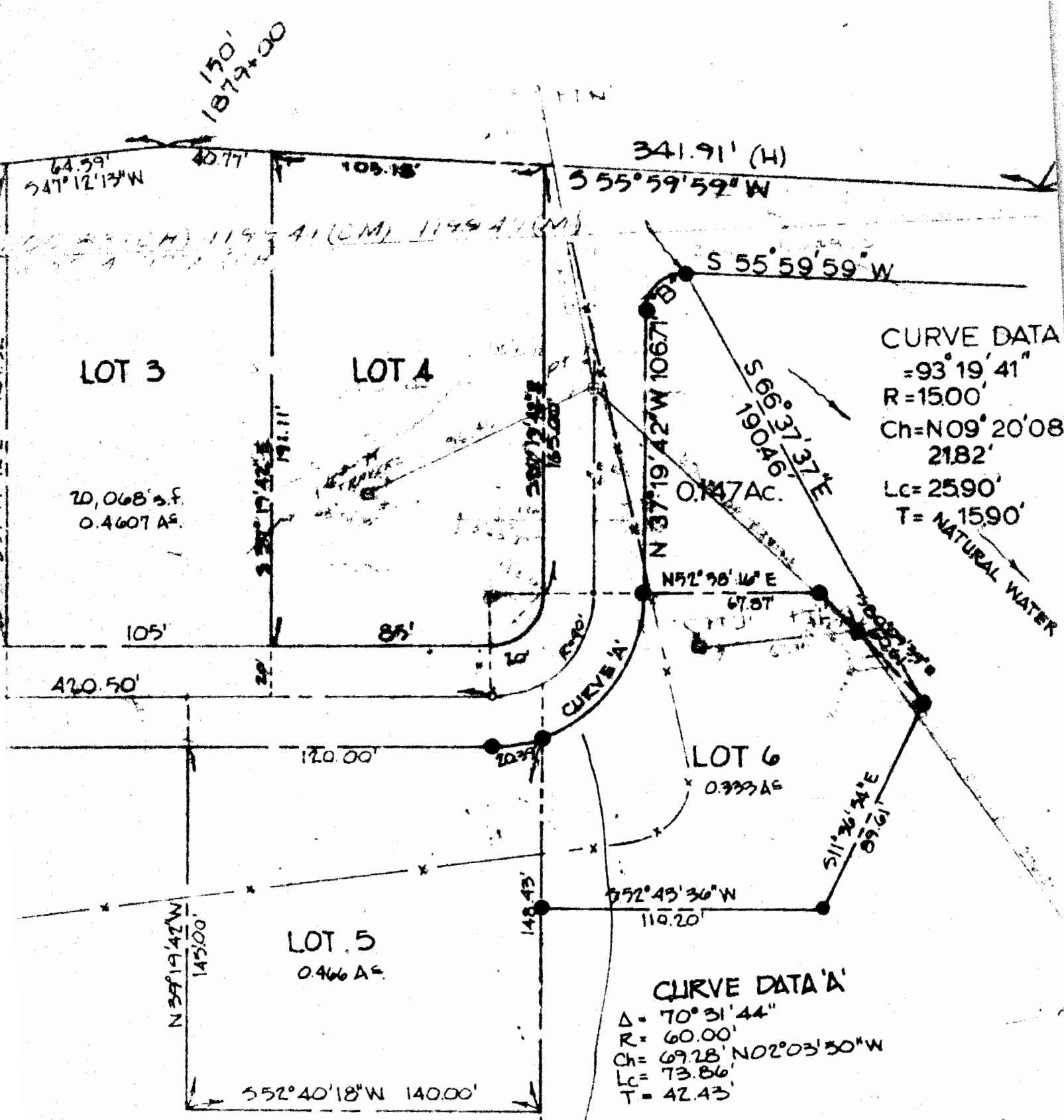
I.P. FOUND F.T.E.

168.42'

P.T. STA. 25+63.76  
 PC STA. 25+71.30  
 = STA. 26+23.20

I.P. FOUND F.T.E.

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CURVE DATA  
 = 93° 19' 41"  
 R = 1500'  
 Ch = N 09° 20' 08"  
 2182'  
 Lc = 2590'  
 T = NATURAL WATER

CURVE DATA 'A'  
 Δ = 70° 31' 44"  
 R = 60.00'  
 Ch = 69.28' N 02° 03' 50" W  
 Lc = 73.86'  
 T = 42.43'

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