

**LEGAL DESCRIPTION  
Of A 4.70 Acre Tract**

Situated in and being a part of Fraction 33 of Section 27,  
Town 5, Range 11, Troy Township, Athens County, Ohio and being  
more particularly described as follows:

Commencing at a pipe found at a point in the East line of  
said Fraction 33 THENCE along the North line of a 2.02 acre tract  
as described in Volume 202, page 490, of Athens County Deed  
Records North 88 degrees 39 minutes 00 seconds East for a total  
distance of 165.81 feet to a pipe found said pipe also being the  
True Point of Beginning for the tract described herein:

THENCE along the West line of said 2.02 Acre tract  
South 06 degrees 09 minutes 29 seconds West for a total  
distance of 218.13 feet to an iron pin set in the North right of way  
line of a 50.00 foot ingress and egress easement as described in Volume 385,  
page 335, of Athens County Deed Records

THENCE along said right-of-way line South 46 degrees 22 minutes 38 seconds West  
for a total distance of 64.97 feet to an iron pin set;

THENCE South 52 degrees 40 minutes 44 seconds West for a total  
distance of 35.12 feet to an iron pin set at the intersection of  
said right-of-way line and the North line of 1.00 acre tract as  
recorded in Volume 339, page 485, of Athens county deed records

THENCE along the North line of said 1.00 acre tract  
North 88 degrees 17 minutes 32 seconds West for a total  
distance of 199.48 feet to a point at the North West corner of said 1.00 acre tract

THENCE along the West line of said 1.00 acre tract  
South 01 degrees 45 minutes 20 seconds West for a total  
distance of 48.76 feet to an iron pin set at the intersection of  
the west line of said 2.02 acre tract and said north right-of-way line

THENCE along the chord of a curve to the left having a radius of 216.19 feet  
South 67 degrees 47 minutes 56 seconds West for a total  
distance of 95.08 feet to an iron pin set;

THENCE leaving said right-of-way line along a new line  
North 57 degrees 49 minutes 20 seconds West for a total  
distance of 197.06 feet to an iron pin set;

THENCE North 75 degrees 29 minutes 53 seconds West for a total  
distance of 239.71 feet to an iron pin set in the East line of  
a 3.00 acre tract as described in Volume 385, page 335, of Athens County Deed Records

THENCE North 00 degrees 09 minutes 44 seconds West for a total  
distance of 178.20 feet to an iron pin found at the north line of said 3.00 acre tract

THENCE North 88 degrees 39 minutes 00 seconds East for a total  
distance of 786.87 feet to the Point of Beginning and containing 4.70 acres more or less.  
Being part of a 29.29 Acre tract as described in Volume 33, page 430, of Athens County  
Deed Records to be continuous and contiguous with said 3.00 acre tract as described in  
Volume 385, page 335, of Athens County Deed Records.

Excepting all legal easements, right-of-ways, oil, gas and other mineral reservations and  
leases of record if any.

The Basis of Bearing is based on Deed as described in Volume 385, page 335, of  
Athens County Deed Records

All Iron Pin Set are 5/8" x 30" Rebar.

Survey Performed under the supervision of Branner Surveying.

John M. Branner P.S. 6805 12500 N. Peach Ridge Road Athens, Ohio (614) 592-5778

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blause  
DATE: 6-21-96

Troy # 27

HENDERSON  
359-719

N 88°39'00"E (BASIS OF BEARING)  
786.87'

P.O.B. 3/4" PIPE FND  
N 88°39'00"E  
165.81'

(FRACTION 33)  
(FRACTION 32)



TO BE CONTINUOUS AND  
CONTIGUOUS WITH 3.00 ACRE  
AS DESCRIBED IN VOL.385,  
PAGE 335, OF ATHENS COUNTY  
DEED RECORDS

SNYDER  
202-490

○ IRON PIN SET (5/8" X30" REBAR)  
⊙ IRON PIN FOUND

Basis of Bearing is based on  
Deed as described in Volume 385, page 335,  
of Athens County Deed Records

4.70 ACRES

FURNER  
385-335

N 00°09'44"W  
178.20'

239.71'  
N 75°29'53"W

197.06'  
N 57°49'20"W

S 01°45'20"W  
48.76'

NORTH R\W LINE TYP.  
S 46°22'38"W  
64.97'

S 52°40'44"W  
35.12'

218.13'  
S 06°09'29"W

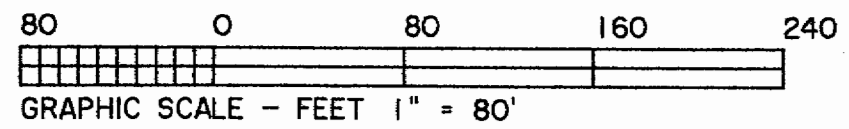
3/4" PIPE FND

199.48'  
N 88°17'32"W

JOHNSTON  
33-430

TUPPER PLAINS  
WATER DIST.  
339-485

CHD. S 67°47'56"W 95.08'  
RAD. 216.19'  
NORTH R\W LINE TYP.



SURVEY OF A 4.70 ACRE TRACT IN  
FRACTION 33 OF SECTION 27, T.5, R.11,  
TROY TOWNSHIP ATHENS COUNTY OHIO  
SURVEYED JUNE 1996

JOHN M. BRANNER P.S. 6805  
12500 N. PEACH RIDGE ROAD  
ATHENS OHIO (614) 592-5778

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