

Description of a 18.50 acre tract (Existing Lot of Record, 235-80 O.R.)

Situated in the North-west Quarter of Section 12, T.12, R.15, York Township, Athens County, Ohio and being all of the same tract as recorded in Official Records 235-80 and being more particularly described as follows:

Commencing at the North-west corner of Section 12 , thence, along the North-line of said section South 85 Degrees 40 Minutes 13 Seconds East a distance of 722.70 feet to a point on the east -line of the former Hocking Valley Railroad where an iron pin found bears South 65 degrees 30 minutes West, 0.66' (deed) and being the point of beginning for the tract of land herein described:

Thence, along the North-line of Section 12 and the South-line of Hocking County, **South 85 Degrees 40 Minutes 13 Seconds East a distance of 926.94 feet** to an iron pin found;

Thence, with the existing fence-lines of Dew Cemetery (no deed reference found) **South 11 Degrees 16 Minutes 58 Seconds East a distance of 413.21 feet** to a fence corner;

North 81 Degrees 47 Minutes 13 Seconds East a distance of 280.58 feet to a point in Township Road 35, passing a 48 inch white oak at 256 feet;

Thence, along said road

South 06 Degrees 06 Minutes 42 Seconds East a distance of 118.44 feet to a point;

South 02 Degrees 54 Minutes 19 Seconds West a distance of 300.00 feet to a point;

Thence, leaving said road and along the North-lines of Day(321-213) and Hopstetter (271-293 O.R.),

North 85 Degrees 35 Minutes 39 Seconds West a distance of 1161.50 feet to an iron pin set in the East-line of the former Hocking Valley Rail Road now owned by Virgil and Nina M. McKnight (73-348), passing an iron pin found at 38.67 feet;

Thence, along the east-line of McKnight (73-348 O.R.)

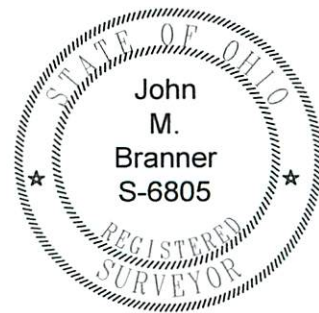
North 09 Degrees 05 Minutes 41 Seconds West a distance of 773.00 feet to the point of beginning and containing **18.50 acres**.

The above description is based on a field survey completed November 2011 by John M. Branner P.S. 6805

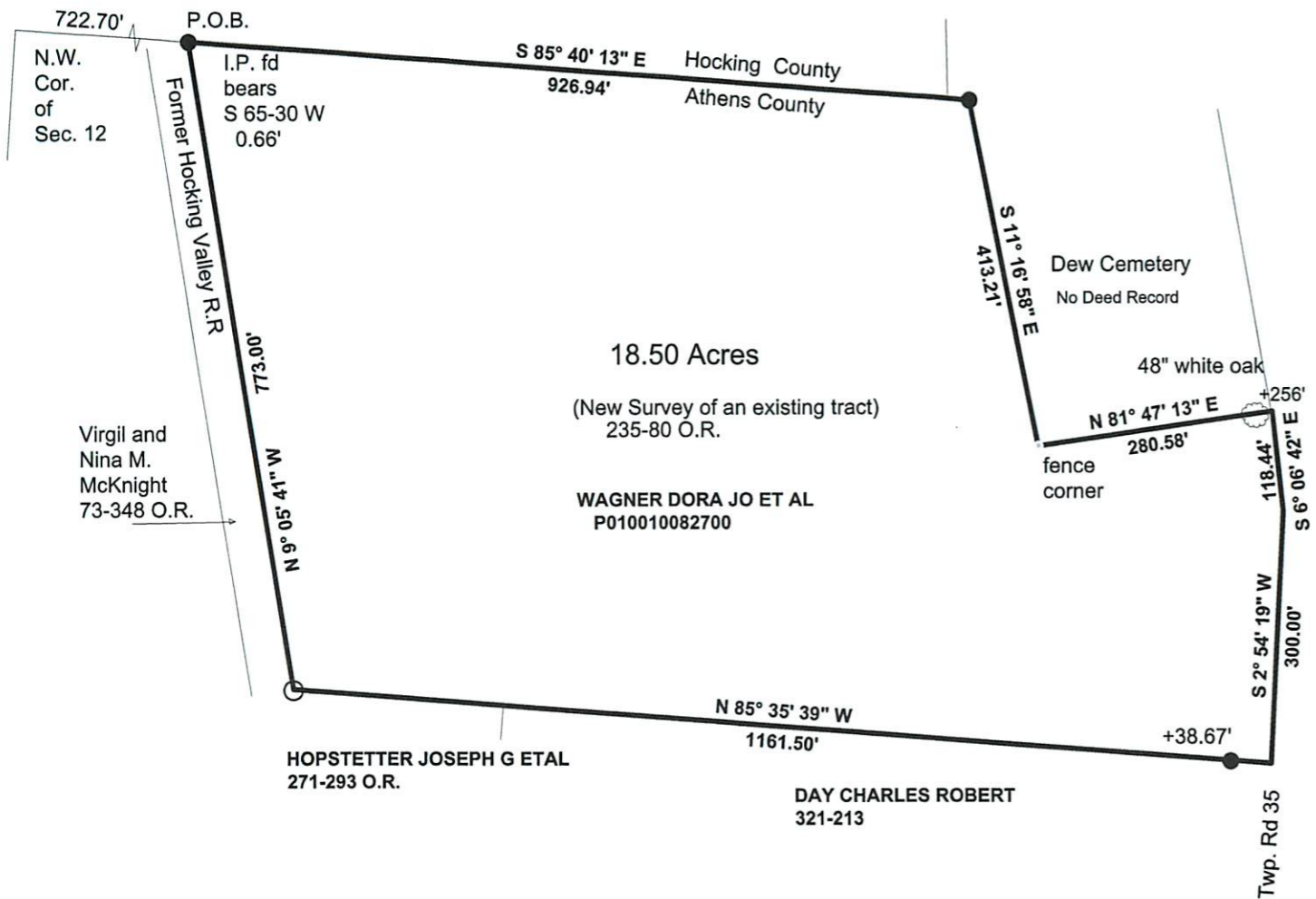
Subject to all easements and rights of way of record

Iron pins set are 5/8" x 30" long rebar
Bearings based on Grid North NAD 83

John M. Branner



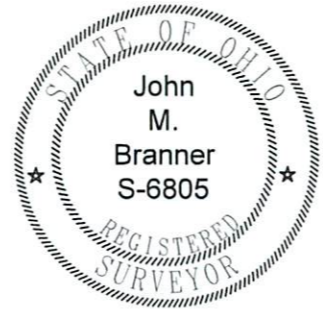
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blause
DATE: 11-4-11



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: S. Blausse
 DATE: 11-4-11



Scale 1 Inch = 200 feet
 ○ = iron pin set 5/8" by 30" long rebar
 ● = iron pin found
 Bearings based on Grid North N.A.D. 83
 Reference Documents:
 Tax Plats-Deeds-Surveys



Survey of a 18.50 Acre Tract in
 Section 12, T.12, R.15, York Twp
 Athens County, Ohio
 Surveyed November 2011

John M. Branner
 By: John M. Branner P.S. 6805
 12500 N. Peach Ridge Rd.
 Athens, Ohio 45701