

# BRANNER SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO

12500 PEACH RIDGE ROAD  
ATHENS, OHIO 45701

JOHN M. BRANNER  
Registered Land Surveyor

TELEPHONE  
(614) 592-5778

## DESCRIPTION OF A 0.75 ACRE TRACT

Commencing at the North-east corner of Section 2, thence, along the South-line of Section-3, North 86 Degrees West, 63 chains (deed) to a point; thence, North 23 Degrees 42 Minutes 10 Seconds East, 476.93 feet (deed) to a fence post at the South-west corner of a 1.37 acre tract as recorded in Volume 287, Page 379, Athens County Deed Records and the point of beginning for the tract of land here in described:

Thence, continuing North 23 Degrees 42 Minutes 10 Seconds East, 209.63 feet to an iron pin set; thence, South 65 Degrees 00 Minutes East, 118.78 feet to an iron pin set; thence, North 30 Degrees 38 Minutes 19 Seconds East, 9.00 feet to an iron pin set; thence, North 15 Degrees 31 Minutes 42 Seconds East, 262.33 feet to a point in County road 89; thence, along said road, South 60 Degrees East, 30.98 feet to an iron pin found at the North-east corner of the former 1.37 acre tract; thence, along the East-line of said tract, South 15 Degrees 31 Minutes 42 Seconds West, 262.34 feet to an iron pin set; thence, South 30 Degrees 38 Minutes 20 Seconds West, 113.31 feet to an iron pin found; thence, South 44 Degrees 44 Minutes 30 Seconds West, 43.70 feet to an iron pin set; thence, South 87 Degrees 40 Minutes 50 Seconds West, 134.94 feet to the point of beginning and containing 0.75 acres.

Subject to an easement for ingress and egress and being more particularly described as follows:

Beginning at an iron pin found in the center of County Road 89 at the North-east corner of the former 1.37 acre tract as recorded in Volume 287, Page 379, Athens County Deed Records, thence, along the East-line of said tract, South 15 Degrees 31 Minutes 42 Seconds West, 262.34 feet to an iron pin found; thence, North 60 Degrees 00 Minutes West 30.98 feet to an iron pin set in the East-line of a 0.63 acre tract; thence, along said line North 15 Degrees 31 Minutes 42 Seconds East, 262.33 feet to a point in County Road 89; thence, along said road, South 60 Degrees 00 Minutes East, 30.98 feet to the point of beginning.

Subject to all easements and rights of way of record.

*John Branner*  
John M. Branner P.S. 6805

Description checked for  
Mathematical Accuracy

ATHENS COUNTY  
ENGINEER'S OFFICE

*Bob Eschenberg*  
DATE: 2-5-88

ALX #2  
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## DESCRIPTION OF A 0.63 ACRE TRACT

Commencing at the North-east corner of Section 2, thence, along the South-line of Section-3, North 86 Degrees West, 63 chains (deed) to a point; thence, North 23 Degrees 42 Minutes 10 Seconds East, 476.93 feet (deed) to a fence post at the South-west corner of a 1.37 acre tract as recorded in Volume 287, Page 379, Athens County Deed Records of which this tract is a part; thence, along the West-line of aforementioned tract, North 23 Degrees 42 Minutes 10 Seconds East, 209.63 feet to an iron pin set, said pin being the point of beginning for the tract of land herein described:

Thence, continuing North 23 Degrees 42 Minutes 10 Seconds East, 275.02 feet to an iron pin found in County Road 89; thence, along said road, South 60 Degrees 00 Minutes East, 83.04 feet to a point; thence, leaving said road, South 15 Degrees 31 Minutes 42 Seconds West, 262.33 feet to an iron pin set; thence, South 30 Degrees 38 Minutes 19 Seconds West, 9.00 feet to an iron pin set; thence, North 65 Degrees 00 Minutes West, 118.78 feet to the point of beginning and containing 0.63 acres.

Also an easement for ingress and egress and being more particularly described as follows:

Beginning at an iron pin found in the center of County Road 89 at the North-east corner of the former 1.37 acre tract as recorded in Volume 287, Page 379, Athens County Deed Records, thence, along the East-line of said tract, South 15 Degrees 31 Minutes 42 Seconds West, 262.34 feet to an iron pin found; thence, North 60 Degrees 00 Minutes West 30.98 feet to an iron pin set in the East-line of the above described 0.63 acre tract; thence, along said line North 15 Degrees 31 Minutes 42 Seconds East, 262.33 feet to a point in County Road 89; thence, along said road, South 60 Degrees 00 Minutes East, 30.98 feet to the point of beginning.

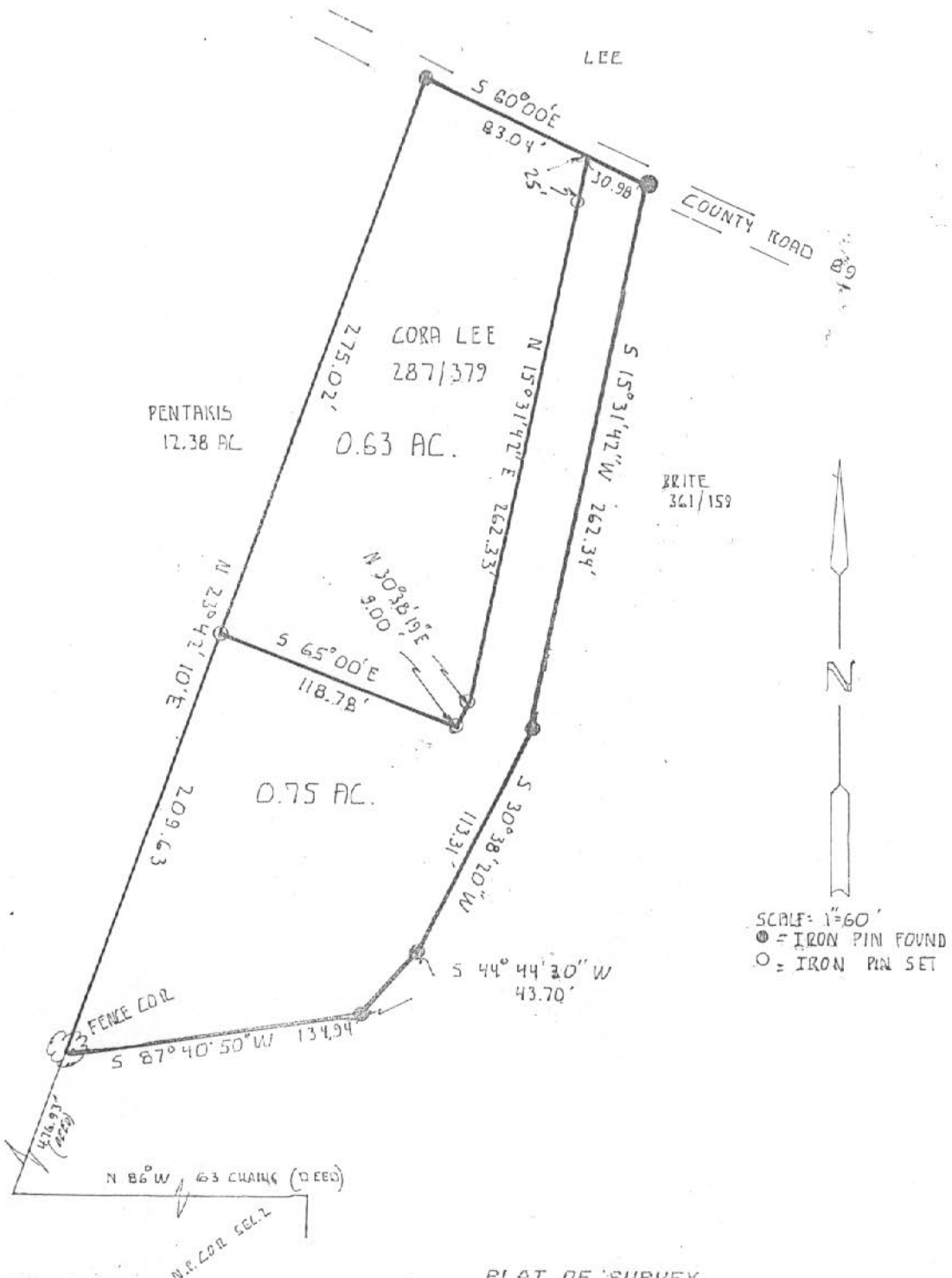
Subject to all easements and rights of way of record.

*John M. Branner*  
John M. Branner P.S. 6805

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY: *Bob Eichenberg*  
DATE: 2-5-88

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PLAT OF SURVEY  
 OF A 0.63 ACRE TRACT AND A 0.75 ACRE TRACT IN SECTION 3, T.8, R.14, ALEXANDER TOWNSHIP, ATHENS CO. O. SURVEYED JAN. 1988 FOR CORA LEE

*John M. Branner*  
 JOHN M. BRANNER P.S. 6805  
 PEACH RIDGE RD., ATHENS, O.  
 TEL# 592-5778

1 -	23 DEG	42 MIN	10 SEC
NE			
1 -	90 DEG	0 MIN	0 SEC
SD- 209.63	V.A.- 90	HD- 209.63 FT	
2 -	65 DEG	0 MIN	0 SEC
SE			
2 -	90 DEG	0 MIN	0 SEC
SD- 118.78	V.A.- 90	HD- 118.78 FT	
3 -	30 DEG	38 MIN	19 SEC
NE			
3 -	90 DEG	0 MIN	0 SEC
SD- 9	V.A.- 90	HD- 9 FT	
4 -	15 DEG	31 MIN	42 SEC
NE			
4 -	90 DEG	0 MIN	0 SEC
SD- 262.33	V.A.- 90	HD- 262.33 FT	
5 -	60 DEG	0 MIN	0 SEC
SE			
5 -	90 DEG	0 MIN	0 SEC
SD- 30.98	V.A.- 90	HD- 30.98 FT	
6 -	15 DEG	31 MIN	42 SEC
SW			
6 -	90 DEG	0 MIN	0 SEC
SD- 262.34	V.A.- 90	HD- 262.34 FT	
7 -	30 DEG	38 MIN	20 SEC
SW			
7 -	90 DEG	0 MIN	0 SEC
SD- 113.31	V.A.- 90	HD- 113.31 FT	
8 -	44 DEG	44 MIN	30 SEC
SW			
8 -	90 DEG	0 MIN	0 SEC
SD- 43.7	V.A.- 90	HD- 43.7 FT	
9 -	87 DEG	40 MIN	50 SEC
SW			
9 -	90 DEG	0 MIN	0 SEC
SD- 134.94	V.A.- 90	HD- 134.94 FT	

-6.027078402E-04  
-1.80358769E-03

0	5000	5000	
1	5191.9462641662		5084.2696183412
2	5141.7476670341		5191.92085728
3	5149.4912561727		5196.5074493982
4	5402.2457346168		5266.7370907861
5	5386.755734616		5293.5665577936
6	5133.991621202		5223.3342392143
7	5036.5001139146		5165.5885717769
8	5005.4605386797		5134.8276425095
9	4999.9993972922		4999.9981964123

.74501045622222 ACRES

LEE TWO-15:58:5802/04/88

1 -	23 DEG	42 MIN	10 SEC
NE			
1 -	90 DEG	0 MIN	0 SEC
SD- 275.02	V.A.- 90	HD- 275.02 FT	
2 -	60 DEG	0 MIN	0 SEC
SE			
2 -	90 DEG	0 MIN	0 SEC
SD- 83.04	V.A.- 90	HD- 83.04 FT	
3 -	15 DEG	31 MIN	42 SEC
SW			
3 -	90 DEG	0 MIN	0 SEC
SD- 262.33	V.A.- 90	HD- 262.33 FT	
4 -	30 DEG	38 MIN	19 SEC
SW			
4 -	90 DEG	0 MIN	0 SEC
SD- 9	V.A.- 90	HD- 9 FT	
5 -	65 DEG	0 MIN	0 SEC
NW			
5 -	90 DEG	0 MIN	0 SEC
SD- 118.78	V.A.- 90	HD- 118.78 FT	

6.9640069E-04

3.16330285E-03

0	5000	5000	
1	5251.8201668225		5110.5558862577
2	5210.3001668205		5182.4706357833
3	4957.5456883883		5112.2409943527
4	4949.8020992505		5107.6544022332
5	5000.0006964008		5000.0031633029

.6326187452927 ACRES

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