

BRANNER SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO

12500 N. PEACH RIDGE ROAD
ATHENS, OHIO 45701

JOHN M. BRANNER
Registered Land Surveyor

TELEPHONE
(614) 592-5778

DESCRIPTION 1.75 ACRE TRACT

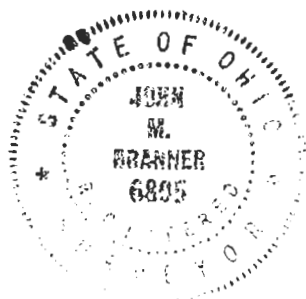
Situated in Fraction 33, Section 27, T.6, R.13, Ames Township, Athens County, Ohio and being a part of a 7.475 acre tract as described in Volume 12, Page 231, of the Official Records of Athens County, and being more particularly described as follows:

Commencing at the North-west corner of Fraction 33, thence, South 00 Degrees 49 Minutes 07 Seconds east, 1275.62 feet (deed) to Grantor's North-west corner; thence, South 00 Degrees 49 Minutes 067 Seconds East, 282.880 feet (deed) to an iron pin found; thence, South 00 Degrees 49 Minutes 07 Seconds East, 399.11 feet to a point in County Road 28, passing an iron pin set at 367.07 feet; thence, with said road, South 76 Degrees 31 Minutes 18 Seconds East, 166.14 feet to the point of beginning for the tract of land herein described:

Thence, leaving said road and along the existing center of a private drive -way, North 18 Degrees 00 Minutes 11 Seconds East, 95.12 feet to a railroad spike set, passing a railroad spike set at 3.55 feet; thence, North 34 Degrees 30 Minutes 22 Seconds East, 90.32 feet to an iron pin set; thence, leaving said drive, North 43 Degrees 07 Minutes 14 Seconds West, 47.30 feet to an iron pin set; thence, North 16 Degrees 36 Minutes 21 Seconds East, 95.32 feet to an iron pin; thence, North 87 Degrees 26 Minutes 48 Seconds East, 187.42 feet to a point in the stream, where an iron pin bears North 64 Degrees 24 Minutes 37 Seconds East, 32.52 feet; thence, with a stream, South 60 Degrees 49 Minutes 35 Seconds East, 77.96 feet to a point where an iron pin bears north 20 Degrees 40 minutes 45 Seconds East, 20.00 feet; thence, leaving the stream, South 20 Degrees 40 Minutes 45 Seconds West, 348.00 feet to a point in County Road 28, passing iron pins at 180.00 feet and 333 feet; thence, along said road, North 32 Degrees 18 Minutes 49 Seconds West, 20.42 feet to an iron pin; thence, North 76 Degrees 31 Minutes 18 Seconds West, 202.55 feet to the point of beginning and containing 1.75 acres

Subject to all easements and rights of way of record.


John M. Branner P.S. 6805



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blause
DATE: 5-3-93

Time # 27

65

BRANNER SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO

12500 N. PEACH RIDGE ROAD
ATHENS, OHIO 45701

JOHN M. BRANNER
Registered Land Surveyor

TELEPHONE
(614) 592-5778

CENTER-LINE DESCRIPTION OF A 20 FEET WIDE EASEMENT FOR INGRESS AND EGRESS

Situated in Fraction 33, Section 27, T.6, R.13, Ames Township, Athens County, Ohio and being a part of a 7,475 acre tract as described in Volume 12, Page 231, of the Official Records of Athens County, and being more particularly described as follows:

Commencing at the North-west corner of Fraction 33, thence, South 00 Degrees 49 Minutes 07 Seconds east, 1275.62 feet (deed) to Grantor's North-west corner; thence, South 00 Degrees 49 Minutes 067 Seconds East, 282.880 feet (deed) to an iron pin found, Thence, South 00 Degrees 49 Minutes 07 Seconds East, 399.11 feet to a point in County Road 28, passing an iron pin set at 367.07 feet; thence, with said road, South 76 Degrees 31 Minutes 18 Seconds East, 166.14 feet to a point, Said point being the point of beginning for the 20 feet wide easement which is 10 feet on each side of the following described center-line:

Thence, leaving said road and along the existing center of a private drive -way, North 18 Degrees 00 Minutes 11 Seconds East, 95.12 feet to a railroad spike set, passing a railroad spike set at 3.55 feet; thence, North 34 Degrees 30 Minutes 22 Seconds East, 90.32 feet to an iron pin set and there to terminate,


John M. Branner P.S. 6805



FR. 24

FR. 33

1275.62' (DEED)

S 89°38'09"E
288.13'

102



SCALE 1 INCH = 60 FEET
O. IRON PIN

N 00°49'07"W
282.88'

S 59°13'02"E
285.50'

RESIDUAL - 3.84 ACRES
TO BE CONTINUOUS AND
CONTIGUOUS WITH THE
1.89 ACRE TRACT

103

S 29°18'23"W
94.72'

STREAM

THORNDYKE

N 68°54'44"W
275.48'

S 15°30'31"W
198.22'

REF. I.P.
BEARS N 64°24'37"E
32.52'

N 87°26'48"E
187.42'

REF. PIN
BEARS N 20°40'45"E
20.00'

S 00°49'07"E
399.11'

N 16°36'21"E
95.32'

S 60°49'35"E
77.98'

1.89 ACRES

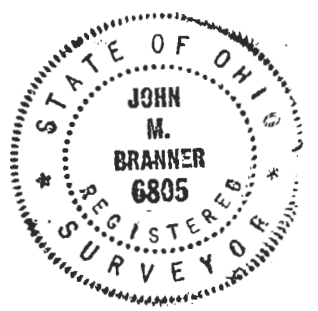
1.75 ACRES

N 43°01'11"W
47.39'

S 20°40'45"W
348.00'

S 76°31'18"E
166.14'

N 34°30'22"E
80.32'



202.55'

CO. RD. #28

N 32°18'49"W
20.42'

PLAT OF DESCRIPTION OF A
1.75 ACRE TRACT IN FR. 33
SECTION 27, T.6, R.13
AMES TOWNSHIP, ATHENS CO. O.

John M. Branner
JOHN M. BRANNER P.S. 6805
12500 N. PEACH RIDGE ROAD
ATHENS, OHIO 592-5778

NOTE:
THE 1.75 ACRE TRACT IS BASED
ON A SURVEY OF 7.475 ACRE
BY GERALD BAHN P.S. AND A
1.89 ACRE SURVEY BY
JOHN M. BRANNER P.S 6805

67

68