

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 OF A 2.614 ACRE TRACT

Situated in Out lot 47 & 48, City of Athens Section 16, T. 9, R. 14, Athens Township, Athens County, Ohio, being a part of a 0.76 acre tract described in Volume 226 Page 143 Athens County Deed of Records, and a 3.18 acre tract described in Volume 208 Page 586 Athens County Deed of Records and being more particularly described as follows.

Commencing at a point in the North-east corner of Out Lot 47, said point being the POINT OF BEGINNING;
thence, South 4 degrees 02 minutes 00 seconds West, a distance of 438.00 feet to a Rail Road Spike set, passing an iron pin found at 5.00 feet and passing a point on Curran Avenue's 20 foot Right of Way;
thence, leaving said Avenue, North 85 degrees 24 minutes 42 seconds West, a distance of 260.00 feet to an iron pin set;
thence, North 4 degrees 02 minutes 00 seconds East, a distance of 438.00 feet to an iron pin set;
thence, South 85 degrees 24 minutes 42 seconds East, a distance of 260.00 feet to a to the POINT OF BEGINNING, passing an iron pin found at 254.99 feet; said described tract containing 2.614 acres (113,874.6592 square feet), 0.503 acres being out of the aforementioned 0.76 acre tract and 2.111 acres being out of the aforementioned 3.18 acre tract, 1.969 acres being in Out Lot 47 and 0.645 acres being in Out Lot 48.

Subject to all easements and right-of-ways of record.
All iron pins set are 5/8 inch x 30 inch long rebar.

The above description is based on a field survey completed November 1997 By: John M. Branner P.S. 6805, 12500 N. Peach Ridge Road, Athens, Ohio 45701 (614) 592-5778

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

Donna McLean
11-6-97

*Athens Twp
Athens Co
Ohio*

S 11-6-97

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HENRY B. & NELLIE LOUISE YOUNG 293-248

P.O.B. NORTH-EAST CORNER OF OUT LOT #47

S 85°24'42"E

260.00'

+254.99'

+5.00'

JEROME M. SZUBSKI
349-859
225-115

JEROME M. SZUBSKI
358-97
193-145
201-455

MARY LOUISE MACE et al.
354-879
370-279

WESTVIEW APARTMENTS LIMITED
87-774

N 4°02'00"E
438.00'

(0.503 ACRES)
(2.111 ACRES)

2.614 ACRES

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *Douglas M. Lee*
DATE: *11-6-97*

S 4°02'00"W
438.00'

CURRAN AVENUE 20' RW

SECOND STREET

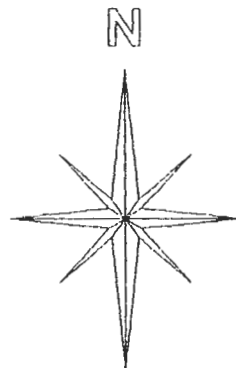
(O.L. 47 1.969 ACRES)
(O.L. 48 0.645 ACRES)

N 85°24'42"W
260.00'

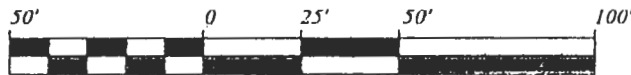
COLUMBUS & SOUTHERN OHIO ELECTRIC CO.
226-143

COLUMBUS & SOUTHERN OHIO ELECTRIC CO.
208-586

ATHENS SUBSTATION NO. 229



Graphic Scale



1 INCH = 50 FEET

SURVEY OF A 2.614 ACRE TRACT
SECTION 16, T. 9, R. 14, ATHENS TOWNSHIP,
CITY OF ATHENS, PART OF OUT LOT 47 & 48,
ATHENS COUNTY, OHIO
SURVEYED NOVEMBER 1997

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

- = IRON PIN FOUND
- = IRON PIN SET
- ▲ = RAIL ROAD SPIKE SET

BEARINGS ARE BASED ON A PREVIOUS SURVEY AND ARE USED TO DENOTE ANGLES ONLY

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