

# 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*

119

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*

(O.L. 47 1.969 ACRES)

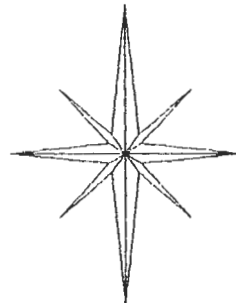
(O.L. 48 0.645 ACRES)

S 4°02'00"W  
438.00'

CURRAN AVENUE 20' RW

SECOND STREET

N



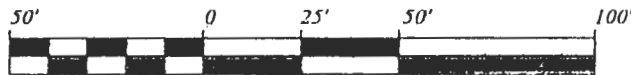
COLUMBUS & SOUTHERN OHIO ELECTRIC CO.  
226-143

COLUMBUS & SOUTHERN OHIO ELECTRIC CO.  
208-586

ATHENS SUBSTATION NO. 229

N 85°24'42"W  
260.00'

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

120

HENERY B. & NELLIE LOUISE YOUNG 293-248  
S 85°24'42"E  
260.00'

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

+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

SECOND  
STREET

S 4°02'00"W  
438.00'  
CURRAN AVENUE 20' RAW

**2.614 ACRES**

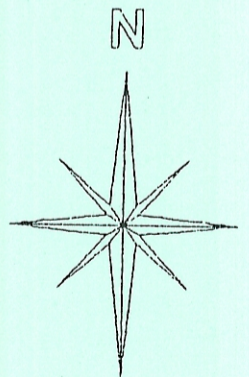
Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *Donna McLean*  
DATE: *11-6-97*

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

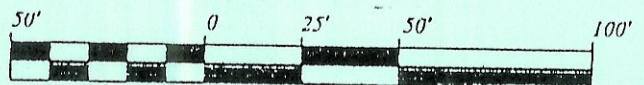
N 85°24'42"W  
260.00'

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*  
JOHN M. BRANNER P.S. 6805  
12500 N. PEACH RIDGE ROAD,  
ATHENS, OHIO (614) 582-5778

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

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

WESTVIEW  
APARTMENTS  
LIMITED  
87-774

N 4°02'00"E  
438.00'

(0.503 ACRES)  
(2.111 ACRES)

COLUMBUS & SOUTHERN  
OHIO ELECTRIC CO.  
226-143