

**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 24, 573 SQUARE FEET LOT

Situated in Out-lot 177 in the City of Athens, Ohio and being more particularly described as follows:

Commencing at the South-east corner of Inlot 1932 of the Sycamore Heights Addition to the City of Athens, thence, along the South-line of said lot, North 84 Degrees 51 Minutes 18 Seconds West, 20.00 feet to an iron pipe found, Thence, along the West-Right of Way line of Ludlow Street, South 06 Degrees 59 Minutes 40 Seconds West, 215.79 feet to an iron pin set, said pin being the point of beginning for the tract of land herein described:

Thence, continuing along said right of way, South 06 Degrees 59 Minutes 40 Seconds West, 63.86 feet to an iron pipe found; thence, along the South right of way of Harding Street, South 83 Degrees 00 Minutes East, 30.00 feet to an iron pipe found; thence, leaving said right of way, South 06 Degrees 59 Minutes 46 Seconds West, 120.00 feet to an iron pipe found; thence, North 82 Degrees 59 Minutes 55 Seconds West, 150.54 feet to an iron pin set; thence, North 07 Degrees 11 Minutes East, 164.96 feet to an iron pin set; thence, North 88 Degree 02 Minutes 59 Seconds East, 121.48 feet to the point of beginning and containing 121.48 feet to then point of beginning and containing 24,573 square feet.

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: *C Cheryl Hedges*  
DATE: *10/18/91*

*Dec 10  
(K-24)  
Athens.*

*18*

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12500 PEACH RIDGE ROAD  
ATHENS, OHIO 45701

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TELEPHONE  
(614) 592-5778

DESCRIPTION OF A 26,796 SQUARE FEET LOT

Situated in Out-lot 177 in the City of Athens, Ohio and being more particularly described as follows:

Commencing at the South-east corner of Inlot 1932 of the Sycamore Heights Addition to the City of Athens, thence, along the South-line of said lot, North 84 Degrees 51 Minutes 18 Seconds West, 20.00 feet to an iron pipe found, said pipe being the point of beginning for the tract of land herein described:

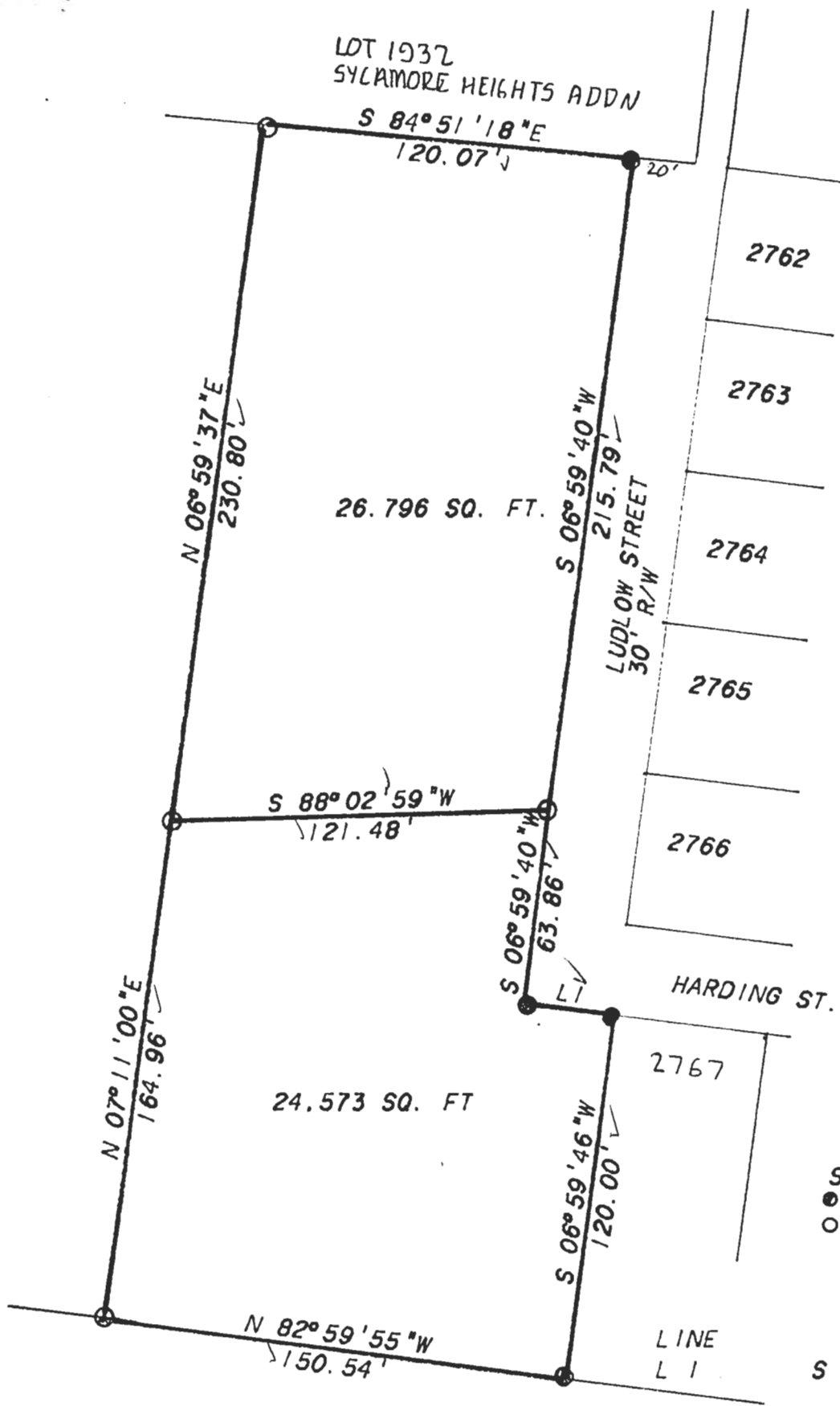
Thence, along the West-Right of Way line of Ludlow Street, South 06 Degrees 59 Minutes 40 Seconds West, 215.79 feet to an iron pin set; thence, leaving said right of way, South 88 Degrees 02 Minutes 59 Seconds West, 121.48 feet to an iron pin set; thence, North 06 Degrees 59 Minutes 37 Seconds East, 230.80 feet to an iron pin set; thence, South 84 Degrees 51 Minutes 18 Seconds East, 120.07 feet to the point of beginning and containing 26,796 square feet.

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: Charles Hedges  
DATE: 10/15/01



SCALE 1 INCH = 50 FEET  
● = IRON PIPE FOUND  
○ = IRON PIN SET

LINE	BEARING	DISTANCE
L I	S 83° 00' 00" E	30.00'

SURVEY OF TWO LOTS IN  
O.L. 177 IN THE CITY OF  
ATHENS, ATHENS CO. OHIO  
SURVEYED SEPTEMBER 1991

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



ATHENS  
CITY  
(K-24) SEE 10

# Know All Men By These Presents,

That, William E. Mullins and Barbara J. Campagnola, Husband and  
 Wife (Marital Status) of  
 Athens County, Ohio  
 for valuable consideration paid, grant(s), (COVENANTS, IF ANY)

to William E. Mullins and Barbara J. Campagnola (Marital Status) and  
 Husband and Wife (Marital Status) for their  
 joint lives, remainder to the survivor of them, whose tax mailing addresses are  
 240 North Congress Street  
 the following real property:  
 (Description of land or interest therein and encumbrances, reservations, and exceptions, if any.)

### First Parcel

Situate in the Township and City of Athens, in the County of Athens, and State of Ohio, and bounded and described as follows, to-wit:

Beginning at an iron pin at the Southeast corner of Outlot No. 178, in said City of Athens; thence West along the South line thereof, 332.5 feet to an iron pin on the East side of Congress Street; thence North along Congress Street, 47.2 feet to an iron pin; thence North 60 degrees East 261 feet to an iron pin; thence North 49 degrees East 33 feet to an iron pin; thence North 38 degrees East 120.5 feet to an iron pin; thence North 5 degrees East 79.5 feet to an iron pin in the North line of said Outlot No. 178; thence East along the North line 29.5 feet to the Northeast corner thereof; thence South along the East line of Outlot No. 178 a distance of 400 feet to the place of beginning, containing 1.39 acres, more or less.

Reference: Volume 378, Page 647, Athens County Deed Records.

Subject to any reservations, restrictions, easements and rights of way of record.

### Second Parcel

Situated in the City of Athens, in the County of Athens, and in the State of Ohio, and bounded and described as follows:

Outlot No. 177 in Athens and containing 3.21 acres more or less.

EXCEPTING AND RESERVING Inlots No. 2762, 2763, 2764, 2765, 2766, 2768, and 2769 in Evan Griffiths Addition to said City of Athens.

Reference: Volume 334, Page 537, Athens County Deed Records.

EXCEPTING ALSO THE FOLLOWING TWO TRACTS CONVEYED TO Wilmont H. and Mary Christine Chandler in Deed Volume , Page .

### Tract I

Situated in Out-lot 177 in the City of Athens, Ohio and being more particularly described as follows:

Commencing at the South-east corner of Inlot 1932 of the Sycamore Heights Addition to the City of Athens, thence, along the South-line of said lot, North 84 Degrees 51 Minutes 18 Seconds West. 20.00 feet to an iron pipe found. Thence, along the West-Right of Way line of Ludlow Street, South 06 Degrees 59 Minutes 40 Seconds West, 215.79 feet to an iron pin set, said pin being the point of beginning for the tract of land herein described:

Thence, continuing along said right of way, South 06 Degrees 59 Minutes 40 SEconds West, 63.86 feet to an iron pipe found; thence, along the South right of way of Harding Street, South 83 Degrees 00 Minutes East, 30.00 feet to an iron pipe found; thence, leaving said right of way, South 06 Degrees 59 Minutes 46 Seconds WEST, 120.00 feet to an iron pipe found; thence, North 82 Degrees 59 Minutes 55 Seconds West, 150.54 feet to an iron pin set; thence, North 07 Degrees 11 Minutes East, 164.96 feet to an iron pin set;

(22)

See tract 1 →

Description checked for  
 Mathematical Accuracy  
 ATHENS COUNTY  
 ENGINEER'S OFFICE  
 BY: Cheryl Hodges  
 DATE: 10/15/91

thence, North 88 Degree 02 Minutes 59 Seconds East, 121.48 feet to the point of beginning and containing 121.48 feet to the point of beginning, and containing 24,573 square feet.

Subject to all easements and rights of way of

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: Cheryl Hedges  
DATE: 10/15/91

Tract II

Situated in Out-Lot 177 in the City of Athens, Ohio and being more particularly described as follows:

Commencing at the South-east corner of Inlot 1932 of the Sycamore Heights Addition to the City of Athens, thence, along the South-line of said lot, North 84 Degrees 51 Minutes 18 Seconds West, 20.00 feet to an iron pipe found, said pipe being the point of beginning for the tract of land herein described:

Thence, along the West-Right of Way line of Ludlow Street, South 06 Degrees 59 Minutes 40 Seconds West, 215.79 feet to an iron pin set; thence, leaving said right of way, South 88 Degrees 02 Minutes 59 Seconds West 121.48 feet to an iron pin set; thence, North 06 Degrees 59 Minutes 37 Seconds East, 230.00 feet to an iron pin set; thence, South 84 Degrees 51 Minutes 18 SEconds East, 120.07 feet to the point of beginning and containing 26,796 square feet.

Subject to all easements and rights of way of record.  
Surveyed September 1991, by John M. Branner P.S. 6805

This deed is being executed and recorded for the purpose of combining the FIRST PARCEL and SECOND PARCEL which are adjacent and will hereafter run contiguous and continuous with each other.

**Prior Instrument Reference:**

Wife (Husband) of the grantor, releases all rights of dower therein.

WITNESS their hands this 14th day of October 19 91

In Presence of:

*William E. Mullins*  
William E. Mullins

*Deborah F. Gibson*  
Deborah F. Gibson

*Barbara J. Campagnola*  
Barbara J. Campagnola

State of Ohio  
Athens County,

ss. Before me, a notary public in and for said County and State, personally appeared the above named William E. Mullins and Barbara J. Campagnola

who acknowledged that they did sign the foregoing instrument, and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Athens County this 14th day of October A. D. 19 91

*Robert W. Stewart*  
ROBERT W. STEWART  
ATTORNEY AT LAW

Notary Public - State of Ohio

My Commission Has No Expiration

This instrument prepared by Robert W. Stewart, Attorney at Law, 19 1/2 South Court St., Athens, Ohio 45701

**Deed**

Survivorship

On

19

Dated,

23