

# BRANNER SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO

12500 N. PEACH RIDGE ROAD  
ATHENS, OHIO 45701

JOHN M. BRANNER  
Registered Land Surveyor

TELEPHONE  
(740) 592-5778

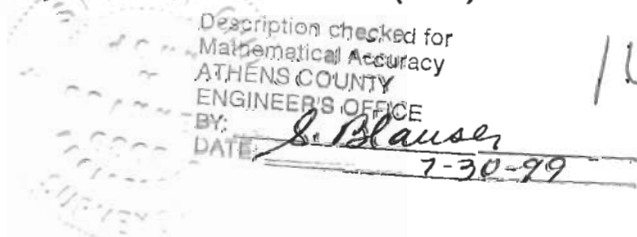
## TRACT "A" DESCRIPTION OF A 0.696 ACRE TRACT

Situated in Farm lots 7 & 11, Section 2, Town 9, Range 14, Athens Township, Athens County, Ohio, and being more particularly described as follows:

Commencing at the Northwest corner of Farm lot 7;  
thence, South 5 degrees 30 minutes 00 seconds West, a distance of 456.80 feet to a point;  
thence, North 72 degrees 19 minutes 00 seconds East, a distance of 533.00 feet to a point;  
thence, North 70 degrees 07 minutes 24 seconds East, a distance of 21.30 feet to a point;  
thence, North 22 degrees 00 minutes 45 seconds West, a distance of 143.53 feet to a point;  
thence, North 29 degrees 39 minutes 59 seconds West, a distance of 85.82 feet to a point in Carroll Road right-of-way, said point being the POINT OF BEGINNING;  
thence, following said right-of-way, North ~~29~~ degrees ~~39~~ minutes ~~59~~ seconds ~~West~~, a distance of ~~69.68~~ feet to a point;  
thence, leaving said right-of-way, North 54 degrees 51 minutes 49 seconds ~~East~~, a distance of ~~342.87~~ feet to an iron pin set, passing an iron pin set at 20.00 feet;  
thence, South 41 degrees 18 minutes 00 seconds East, a distance of 103.90 feet to an iron pin set;  
thence, South 60 degrees 14 minutes 20 seconds West, a distance of 362.26 feet to the POINT OF BEGINNING, passing an iron pin set at 342.26 feet; said described tract containing 0.696 acre (30,330.4760 square feet), 0.039 acres being in Farm lot 7 and 0.657 acres being in Farm lot 11.

Subject to all easements and right-of-way of record.  
All iron pin set are 5/8 inch by 30 inch long rebar.

The above description is based on a field Survey completed April 1999 By John M. Branner P.S. 6805 12500 N. Peach Ridge Road, Athens Ohio 45701 (740) 592-5778



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## **TRACT "B"**

### **DESCRIPTION OF A 0.730 ACRE TRACT**

Situated in Farm lot's 7 & 11, Section 2, Town 9, Range 14, Athens Township, Athens County, Ohio, and being more particularly described as follows:

Commencing at the Northwest corner of Farm Lot 7;  
thence, South 5 degrees 30 minutes 00 seconds West, a distance of 456.80 feet to a point;  
thence, North 72 degrees 19 minutes 00 seconds East, a distance of 533.00 feet to a point;  
thence, North 70 degrees 07 minutes 24 seconds East, a distance of 21.30 feet to a point in carroll Road right-of-way;  
thence, following said right-of-way, North 22 degrees 00 minutes 45 seconds West, a distance of 143.53 feet to a point;  
thence, North 29 degrees 39 minutes 59 seconds West, a distance of 16.14 feet to a point, said point being the POINT OF BEGINNING;  
thence, North 29 degrees 39 minutes 59 seconds West along said line, a distance of 69.68 feet to a point;  
thence, leaving said right-of-way, North 60 degrees 14 minutes 20 seconds East, a distance of 362.26 feet to an iron pin set, passing an iron pin set at 20.00 feet;  
thence, South 41 degrees 18 minutes 00 seconds East, a distance of 103.91 feet to an iron pin set;  
thence, South 65 degrees 01 minute 56 seconds West, a distance of 384.51 feet to the POINT OF BEGINNING, passing an iron pin set at 364.51 feet; said described tract containing 0.730 acre (31,792.2934 square feet), 0.222 acres being in Farm lot 7 and 0.508 acres being in Farm lot 11.

Subject to all easements and right-of-way of record.  
All iron pin set are 5/8 inch by 30 inch long rebar.

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Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blausen  
DATE: 7-20-99

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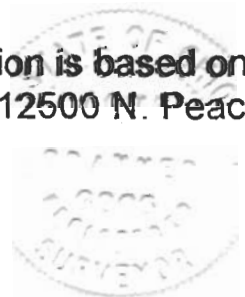
## TRACT "C" DESCRIPTION OF A 0.771 ACRE TRACT

Situated in Farm lot's 7 & 11, Section 2, Town 9, Range 14, Athens Township, Athens County, Ohio, and being more particularly described as follows:

Commencing at the Northwest corner of Farm lot 7;  
thence, South 5 degrees 30 minutes 00 seconds West, a distance of 456.80 feet to a point;  
thence, North 72 degrees 19 minutes 00 seconds East, a distance of 533.00 feet to a point;  
thence, North 70 degrees 07 minutes 24 seconds East, a distance of 21.30 feet to a point in Carroll Road right-of-way;  
thence, following said right-of-way, North 22 degrees 00 minutes 45 seconds West, a distance of 90.00 feet to a point said point being the POINT OF BEGINNING;  
thence, North 22 degrees 00 minutes 45 seconds West along said line, a distance of 53.53 feet to a point;  
thence, North 29 degrees 39 minutes 59 seconds West, a distance of 16.14 feet to a point;  
thence, leaving said right-of-way, North 65 degrees 01 minute 56 seconds East, a distance of 384.51 feet to an iron pin set, passing an iron pin set at 20.00 feet;  
thence, South 41 degrees 18 minutes 00 seconds East, a distance of 103.91 feet to an iron pin set;  
thence, South 69 degrees 11 minutes 22 seconds West, a distance of 416.26 feet to the POINT OF BEGINNING, passing an iron pin set at 396.26 feet; said described tract containing 0.771 acre (33,570.6067 square feet) 0.493 acres being in Farm lot 7 and 0.278 acres being in Farm lot 11.

Subject to all easements and right-of-way of record.  
All iron pin set are 5/8 inch by 30 inch long rebar.

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Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: J. Blauer  
DATE: 7-30-99

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ATHENS, OHIO 45701

JOHN M. BRANNER  
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## TRACT "D" DESCRIPTION OF A 0.930 ACRE TRACT

Situated in Farm lot's 7 & 11, Section 2, Town 9, Range 14, Athens Township, Athens County, Ohio, and being more particularly described as follows:

Commencing at the Northwest corner of Farm Lot 7;  
thence, South 5 degrees 30 minutes 00 seconds West, a distance of 456.80 feet to a point;  
thence, North 72 degrees 19 minutes 00 seconds East, a distance of 533.00 feet to a point;  
thence, North 70 degrees 07 minutes 24 seconds East, a distance of 21.30 feet to a point in Carroll Road right-of-way, said point being the POINT OF BEGINNING;  
thence, following said right-of-way, North 22 degrees 00 minutes 45 seconds West, a distance of 90.00 feet to a point;  
thence, leaving said right-of-way, North 69 degrees 11 minutes 22 seconds East, a distance of 416.26 feet to an iron pin set, passing an iron pin set at 20.00 feet;  
thence, South 41 degrees 18 minutes 00 seconds East, a distance of 103.90 feet to an iron pin found;  
thence, South 70 degrees 07 minutes 24 seconds West, a distance of 450.80 feet to the POINT OF BEGINNING, passing an iron pin found at 427.47 feet; said described tract containing 0.930 acre (40,528.8410 square feet), 0.905 acres being in Farm lot 7 and 0.025 acres being in Farm lot 11.

Subject to all easements and right-of-way of record.  
All iron pin set are 5/8 inch by 30 inch long rebar.

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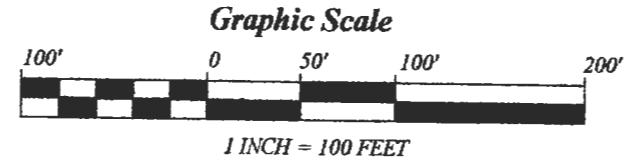
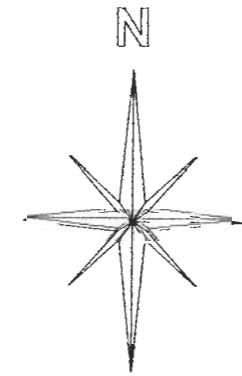
Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blausen  
DATE: 7-30-99

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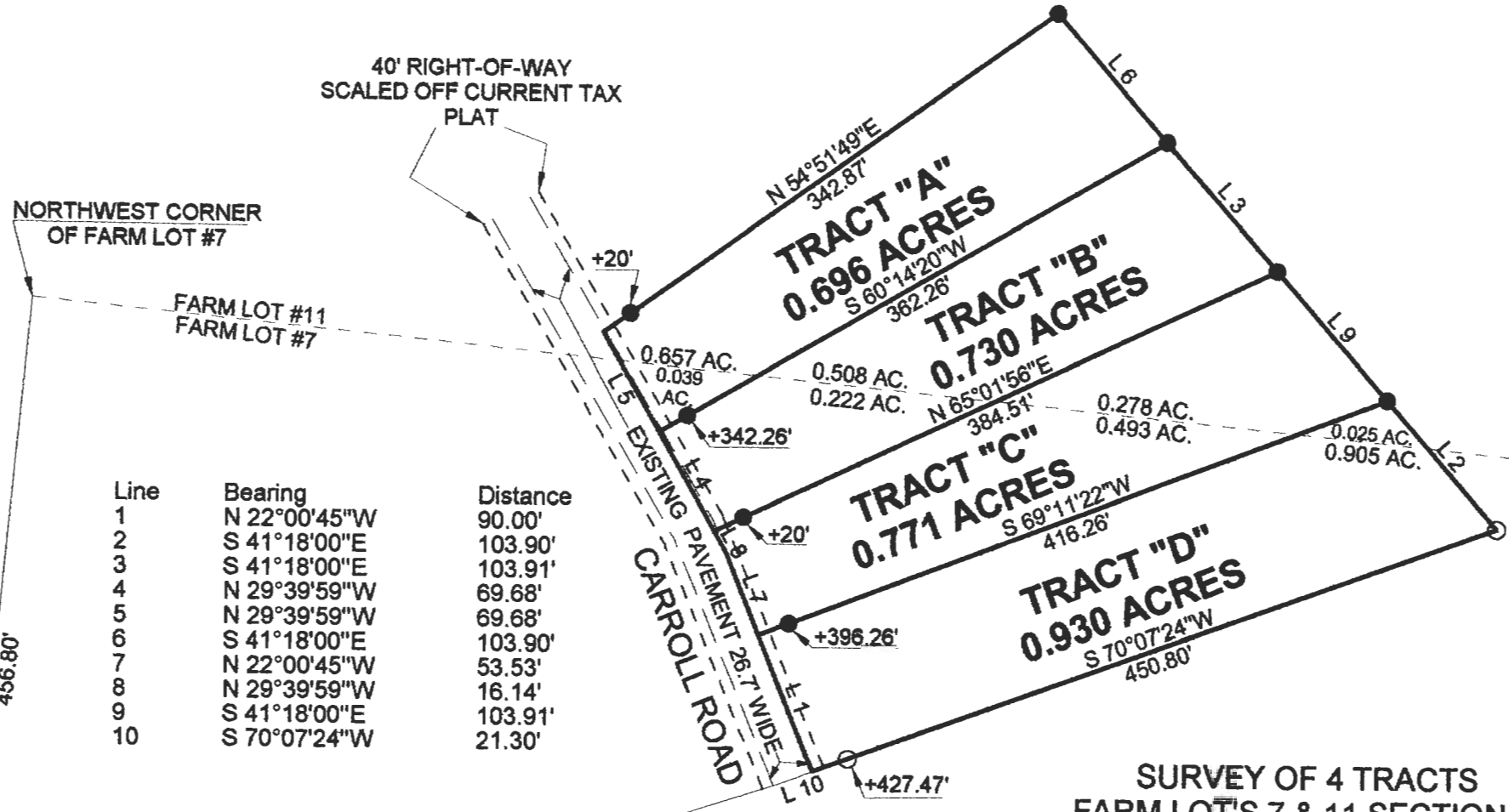
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- = IRON PINS TO BE SET
- = IRON PINS FOUND
- △ = RAIL ROAD SPIKE FOUND
- ▲ = RAIL ROAD SPIKE SET
- ☒ = STONE FOUND
- = P.K. SET
- = P.K. FOUND



BEARINGS ARE BASED ON PREVIOUS SURVEYS AND ARE USED TO DENOTE ANGLES ONLY



Line	Bearing	Distance
1	N 22°00'45"W	90.00'
2	S 41°18'00"E	103.90'
3	S 41°18'00"E	103.91'
4	N 29°39'59"W	69.68'
5	N 29°39'59"W	69.68'
6	S 41°18'00"E	103.90'
7	N 22°00'45"W	53.53'
8	N 29°39'59"W	16.14'
9	S 41°18'00"E	103.91'
10	S 70°07'24"W	21.30'

SURVEY OF 4 TRACTS  
 FARM LOT'S 7 & 11 SECTION 2,  
 T. 9, R. 14, ATHENS TOWNSHIP  
 ATHENS COUNTY, OHIO  
 SURVEYED APRIL 1999

BY: John M. Branner  
 JOHN M. BRANNER P.S. 6805  
 12500 N. PEACH RIDGE ROAD  
 ATHENS, OHIO 45701  
 (740) 592-5778



Description checked for  
 Mathematical Accuracy  
 ATHENS COUNTY  
 ENGINEER'S OFFICE  
 BY: S. Klausner  
 DATE: 7-30-99