

# BRANNER SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO

12500 PEACH RIDGE ROAD  
ATHENS, OHIO 45701

JOHN M. BRANNER  
Registered Land Surveyor

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## DESCRIPTION OF A 12.24 ACRE TRACT (PARCEL "B")

Situated in Section 17, T.5, R.11, Troy, Township, Athens County, Ohio and being all of a 1.5 acre tract and part of a 46.0 acre tract as described in Volume 353, Page 576, Athens County Deed Records and being more particularly described as follows:

Commencing at the South-east corner of the South-west Quarter of Section 17, thence, North, 1054.24 feet (deed) to the North-east corner of a 18.68 acre tract, said point being the point of beginning for the tract of ~~land~~ herein described:

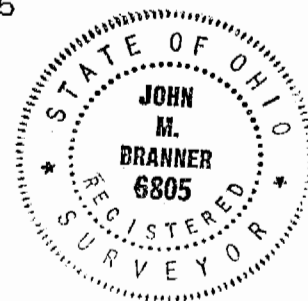
Thence, along the North-line of said tract, North 87 Degrees 14 Minutes 22 Seconds West, 563.81 feet to a point; thence, North 01 Degrees 46 Minutes 32 Seconds East, 799.50 feet to an iron pin set; thence, South 87 Degrees 15 Minutes 02 Seconds East, 574.06 feet to a 20 penny spike set in the mid-section line; thence, along said line South 02 Degrees 30 Minutes 37 Seconds West, 495.5 feet to a point in Township Road 176; thence, with said road, South 39 Degrees 57 Minutes 28 Seconds East, 172.06 feet to a point; thence, South 40 Degrees 56 Minutes 10 Seconds East, 142.46 feet to a point; thence, South 22 Degrees 58 Minutes East, 131.15 feet to a point; thence, South 45 Degrees 24 Minutes 45 Seconds East, 117.57 feet to a point in the North-right of way of the B&O Railroad; thence, with said right of way North 87 Degrees 43 Minutes 29 Seconds West, 357.82 feet to a point in the East-line of the aforementioned 18.68 acre tract; thence, with said line, North 02 Degrees 30 Minutes 37 Seconds East, 125.00 feet to the point of beginning and containing 12.24 acres.

Subject to all easements and right of way of record.

*John M. Branner*  
John M. Branner P.S. 6805

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

*Chris Cotton*  
11-3-89



23

FOX

N 00° 04' 34" E  
16.17'

S 89° 33' 09" E

S 89° 01' 49" E

392.45'

194.18'

PARCEL "A"  
12.23 AC.

BRANDERBERY

JOYCE A. FOX

501.75'

S 02° 30' 37" W 939.57'

TWP 20 176

N 01° 36' 32" E

N 87° 15' 02" W 574.06'

CLARENCE VINCENT  
26.5 AC.

20-F  
SPIKE

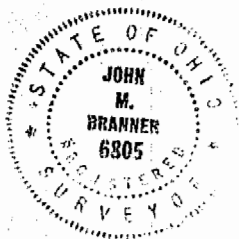
I.P. SET  
UNDER BORED  
FENCE

**SURVEY OF TWO PARCELS  
IN SEC. 17 T5 R11  
TROY TWP ATHENS Co. O.  
SURVEYED JUNE 1989**

PARCEL "B"  
12.24 AC.

*John M. Branner*  
JOHN M. BRANNER P.S. 6805  
12506 N. PEACH RIDGE ROAD  
ATHENS O. 592-5778

SCALE: 1"=200'  
O-IRON PIN SET



799.50'

S 02° 30' 37" W 495.50'

N 87° 14' 22" W 563.81'

TREY ACRES INC.  
18.68 AC

N 02° 30' 37" E  
125.00'

N 87° 43' 29" W

B&O RAILROAD  
S.E. COR. OF S.W. 1/4

357.82'  
B&O RAIL ROAD

S 39° 57' 26" E  
177.06'

S 40° 56' 10" E  
142.46'

S 27° 58' E  
131.15'

S 45° 24' 45" E  
117.57' R/W

24