

BRANNER SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO

12500 N. PEACH RIDGE ROAD
ATHENS, OHIO 45701

JOHN M. BRANNER
Registered Land Surveyor

DESCRIPTION OF A 1.496 ACRE TRACT

TELEPHONE
(614) 592-5778

Situated in Section 4, T.11, R.15, Waterloo Township, Athens County Ohio and being more particularly described as follows:

Beginning at an iron pin set at the South-east corner of Section 4, thence, along the south -line of said section North 86 degrees 04 minutes 17 seconds West, a distance of 353.79 feet to a point in the South-line of the railroad right of way, where an iron pin set bears North 86 Degrees 04 Minutes 17 Seconds West 70.59 feet;

thence, along said right of way line, North 48 degrees 50 minutes 30 seconds East, a distance of 520.15 feet to a point where an iron pin set bears North 06 Degrees 01 Minutes 13 Seconds East, 73.56 feet;

thence South 6 degrees 01 minute 13 seconds West, a distance of 368.60 feet to the POINT OF BEGINNING; said described tract containing 1.496 acres.

Subject to all easements and rights of way of record.

The above description is based on a field survey by John M. Branner P.S. 6805 completed April 1995

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Brenda King
DATE: 4-20-95

Water Loo # 4

25



SCALE 1 INCH = 400 FEET

○ IRON PIN SET - 5/8" X 30" REBAR

BEARINGS BASED ON RAILROAD PLAT PERTINENT DOCUMENTS: RIGHT OF WAY AND TRACK MAP OF THE B&O RAILROAD VALUATION MAP V 145.1129

TAX PLAT AERIAL PHOTO ADJOINING SURVEY OF A.W. TAYLOR

CENTER-LINE STA. 8163+02.9

WILFRED AND OPAL SHARPE 95-367

I.P. BEARS S 45 23 14 E 71.98'

I.P. BEARS N 45 34 20 W 71.71'

(1.90 AC IN L.L. 176)

COLUMBUS SOUTHERN POWER COMPANY 208-502 50.0 ACRES

COLUMBUS SOUTHERN POWER COMPANY 202-301 44.98 AC.

(4.294 AC. IN L.L. 177)

RADIUS- 1805.30
I- 15 30 22
ARC- 488.57
Dc- 3-10-27
LC- N 33 29 39 E
487.08

RADIUS- 2246.41
ARC- 48 46 39
Dc- 2-33-02-43
LC- S 65 38 12 W
1855.20

RADIUS- 1705.30
I- 15 30 22
ARC- 461.51
Dc- 3-21-37
LC- S 33 29 39 W
460.10

PAUL D. SCHULZ 133-782 14.32 ACRES

RADIUS- 1859.57
I- 23 11 31
ARC- 752.71
Dc- 3-04-53
LC- S 37 20 15 W
747.58

(6.2 ACRES IN L.L. 175)

RADIUS- 1759.57
I- 23 11 31
ARC- 712.23
Dc- 3-15-24
LC- N 37 20 15 E
707.38

COLUMBUS SOUTHERN POWER COMPANY 202-301

SURVEY OF A 14.064 ACRE TRACT AND A 1.496 ACRE TRACT IN SECTION 34, T.9, R.14 ATHENS TWP. AND SECTION 3 AND 4 OF T.11, R.15 WATERLOO TOWNSHIP, ATHENS CO., O.

SURVEYED APRIL 1995

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

SECTION 34 ATHENS TWP. SECTION 4 WATERLOO TWP.

TWP. RD 242 N 48° 56' 00" E 692.90' 692.90'

14.064 ACRES IN FORMER RAILROAD RIGHT OF WAY

COLUMBUS SOUTHERN POWER COMPANY

FACTORY CREEK

COLUMBUS SOUTHERN POWER COMPANY 202-301 80.60 AC.

(1.43 ACRES IN SECTION 4)

1.496 ACRES

SEC 4 SEC 3

COLUMBUS SOUTHERN POWER CO. 28.65 AC 202-301

(0.24 ACRES IN SECTION 3)

RAIL ROAD SPIKE SET AT + 50'

AT CENTER-LINE STA 8101+76.5