

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 0.076 ACRE TRACT

Situated in Section 24, T. 12, R. 15, City of Nelsonville, York Township, Athens County, Ohio and being the South half of lot 1648 (Volume 386, Page 149, Athens County Deed of Records) of Love and Primrose's Subdivision and being more particularly described as follows;

Commencing at an iron pin found at the South-west corner of lot 1648 of Love and Primrose's Subdivision and the East line of Adams Street right of way;
thence, leaving said right of way and along the South line of said lot, South 89 degrees 57 minutes 04 seconds East, a distance of 132.47 feet (132.00 feet plat) to an iron pin found;
thence, leaving the South line and following the East line, North 1 degree 11 minutes 24 seconds West, a distance of 25.05 feet to an iron pin found;
thence, leaving the east line and on a random line, North 90 degrees 00 minutes 00 seconds West, a distance of 132.40 feet to an iron pin found, said iron pin found being on the west line of said lot and on the East line of the aforementioned Adams Street right of way;
thence, following said right of way and the West line of said lot, South 1 degree 01 minute 40 seconds East, a distance of 24.94 feet to the POINT OF BEGINNING; said described tract containing 0.076 acres, and is to be continuous and contiguous with lot 1649 of said Subdivision.

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

The above description is based on a field survey completed May 1997 by John M. Branner P.S. 6805

Date: _____
for _____
by _____
S. Blausen
DATE: 5-7-97

John M. Branner



WILLIAM H.
MAY
386-149

NORTH HALF OF LOT 1648

N 90°00'00"W

132.40' MEAS. 132.00' PLAT

SOUTH HALF OF LOT 1648

0.076 ACRES

S 89°57'04"E

132.47' MEAS. 132.00' PLAT

P.O.B.

SOUTH WEST CORNER
OF LOT 1648 OF LOVE AND
PRIMROSE'S SUBDIVISION

LOT 1649

STEPHEN & TRICHA
PERRY
TFR. 12/05/1996

ADAMS STREET

S 1°01'40"E

24.94'

25.23'

N 1°11'24"W

25.05'

24.99'

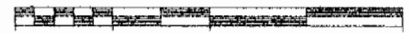
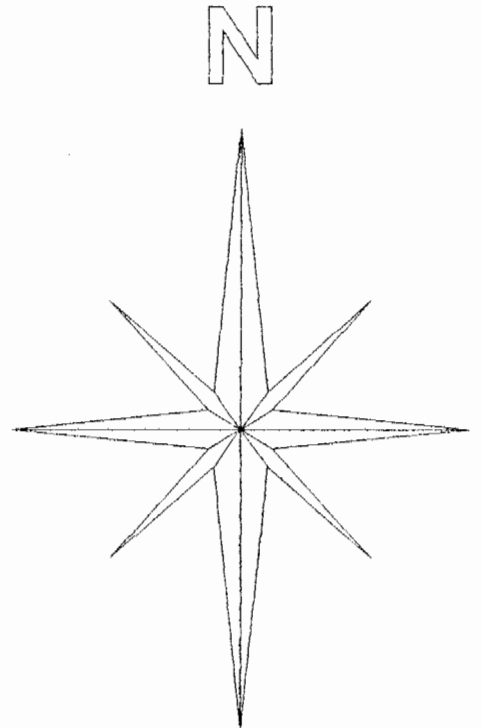
ALLEY

S. Blause
5-7-97

NOTE: TO BE CONTINUOUS AND
CONTIGUOUS WITH LOT 1649 OF
LOVE AND PRIMROSE'S SUBDIVISION

SURVEY OF A 0.076 ACRE TRACT
LOVE AND PRIMROSE'S SUBDIVISION,
SECTION 24, T. 12, R. 15, CITY OF NELSONVILLE,
YORK TOWNSHIP, ATHENS COUNTY, OHIO
SURVEYED MAY 1997

JOHN M. BRANNER P.S. 6805
12500 N. PEACH RIDGE RD.
ATHENS, OH. 45701 (614) 592-5778



1 INCH = 20 FEET

● = IRON PINS FOUND

BEARINGS SHOW HEREON
ARE ASSUMED AND ARE USED
TO DENOTE ANGLES ONLY

TFR # 29

Registered to:

File Name: Untitled

Point	Direction	Distance	Northing	Easting	Elevation
Database opened: Wednesday, May 07, 1997 1:01 pm.					
Assigned point					
Start	1		5000.00000	5000.00000	0.000
Raw:	s89.5704e	132.47			
TR	S 89°57'04.0" E	132.470	5000.00000	5000.00000	0.000
	2		4999.88697	5132.46995	0.000
Raw:	n01.1124w	25.05			
TR	N 1°11'24.0" W	25.050	5024.93156	5131.94972	0.000
	3		5024.93156	4999.54972	0.000
Raw:	n90.0000w	132.40			
TR	N 90°00'00.0" W	132.400	5024.93156	4999.54972	0.000
	4		4999.99558	4999.99707	0.000
Raw:	s01.0140e	24.94			
TR	S 1°01'40.0" E	24.940	4999.99558	4999.99707	0.000
IN	5		5000.00000	5000.00000	0.000
	1	0.005	5000.00000	5000.00000	0.000

Point to Point Area

Boundary: 1,2,3,4,1

Area = 3309.2685 Sq. Feet or 0.0760 Acres