

# 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 2.37 ACRE TRACT

Situated in Farm-lot 1, Section 30, T.8, R.14, Alexander Township, Athens County, Ohio and being more, particularly described as follows:

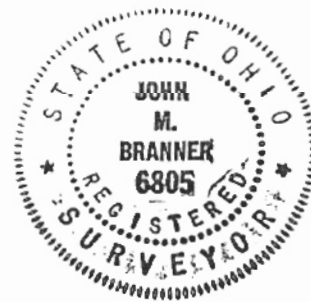
Beginning at a point where the North-line of Conrail right of way intersects with the East-line of Farm-Lot #1, an iron pin found bears South 03 Degrees 06 Minutes 12 Seconds West, 27.61 feet; thence, along the North-line of said right of way South 46 Degrees 07 Minutes 48 Seconds West, 430.52 feet to a point, an iron pin set bears South 41 Degrees 09 Minutes 37 Seconds East, 18.6 feet; thence, along the East-line of a 1.0 acre tract, North 41 Degrees 09 Minutes 37 Seconds West, 195.40 feet to an iron pin found dislodged and reset at the North-east corner of said 1.0 acre tract; thence, along the South-easterly lines of a two 5.00 acre tracts North 46 Degrees 09 Minutes 30 Seconds East, 630.06 feet to an iron pin in the East-line of Farm-lot #1, an iron pin found at the North-east corner of a 5.00 acre tract (Deed Bk. 355, Page 795) bears North 03 Degrees 06 Minutes 12 Seconds East, 203.67 feet; thence, along said Farm-lot line, South 03 Degrees 06 Minutes 12 Seconds West, 285.59 feet to the point of beginning and containing 2.37 acres.

Subject to all easements and rights of way of record.

No RPC  
Approval

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

Description checked   
Mathematical Accuracy   
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: Chris Cotton  
DATE: 6-15-88





# Know All Men By These Presents,

**That,** Henry S. Wiseman and Betty L. Wiseman, husband and wife,

Athens County, Ohio *(Marital Status)* of

for valuable consideration paid, grant(s), ~~COVENANTS, EASEMENTS~~ WITH GENERAL WARRANTY COVENANTS

to Richard L. White *(Marital Status)* and  
Helen E. White, husband and wife, *(Marital Status)* for their

joint lives, remainder to the survivor of them, whose tax mailing addresses are

Rt. #7, Athens, Ohio 45701

the following real property:

*(Description of land or interest therein and encumbrances, reservations, and exceptions, if any.)*  
Situating in Farm-lot 1, Section 30, T.8, R.14, Alexander Township, Athens County, Ohio and being more particularly described as follows:

Beginning at a point where the North-line of Conrail right of way intersects with the East-line of Farm-lot #1, an iron pin found bears South 03 degrees 06 minutes 12 seconds West, 27.61 feet; thence along the North-line of said right of way South 46 Degrees 07 Minutes 48 Seconds West, 430.52 feet to a point, an iron pin set bears South 41 Degrees 09 Minutes 37 Seconds East, 18.6 feet; thence, along the East-line of a 1.0 acre tract, North 41 Degrees 09 Minutes 37 Seconds West, 195.40 feet to an iron pin found disturbed and reset at the North-east corner of said 1.0 acre tract; thence, along the South-easterly lines of a two 5.00 acre tracts North 46 Degrees 09 Minutes 30 Seconds East, 630.06 feet to an iron pin in the East-line of Farm-lot #1, an iron pin found at the North-east corner of a 5.00 acre tract (Deed Bk. 355, Page 795) bears North 03 Degrees 06 Minutes 12 Seconds East, 203.67 feet; thence, along said Farm-lot line, South 03 Degrees 06 Minutes 12 Seconds West, 285.59 feet to the point of beginning and containing 2.37 acres.

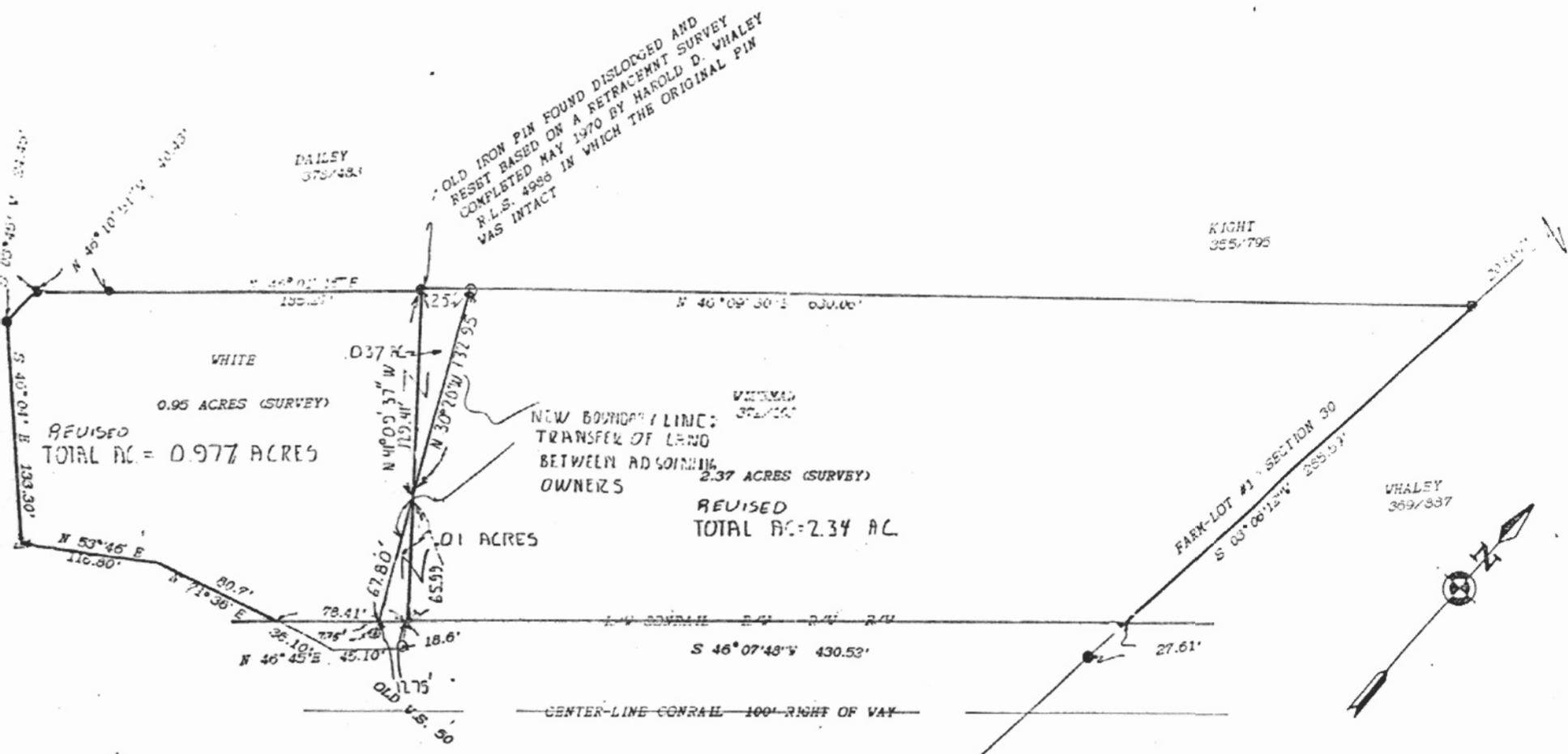
Subject to all easements and rights of way of record.

Last Deed Reference: Volume 372 , Page 1027 , Athens County Deed Records.

By this Deed, Grantors convey any right, title and interest that they may have in and to said property by virtue of a Land Contract dated December 1, 1988. This Land Contract was not made of record in Athens County, Ohio.

37

ALX #30



OLD IRON PIN FOUND DISLODGED AND RESET BASED ON A RETRACEMENT SURVEY COMPLETED MAY 1970 BY HAROLD D. WHALEY R.L.S. 4988 IN WHICH THE ORIGINAL PIN WAS INTACT

REVISED TOTAL AC = 0.977 ACRES

REVISED TOTAL AC = 2.34 AC

NOTE: THE PURPOSE OF THIS SURVEY IS TO CORRECT THE EXISTING DEED, DESCRIPTION AND RESOLVE CONFLICTS BETWEEN THIS AND ADJOINING DEEDS. THIS SURVEY IS NOT A LOT SPLIT.

REVISED MARCH 1988  
 .039 ACRES ADDED TO EXISTING  
 0.95 ACRE TRACT AND TAKEN FROM EXISTING 2.37 ACRE TRACT  
 .013 ACRES TAKEN FROM EXISTING 2.37 ACRE TRACT AND ADDED TO EXISTING 0.95 AC. TRACT  
 THIS REVISION REPRESENTS TRANSFER BETWEEN ADJOINERS

PLAT OF SURVEY

OF A TRACT OF LAND SITUATED IN PL #1, SECTION 30, T. 8, R. 14 ALF. TOWNSHIP, ATHENS COUNTY, OHIO RECORDED IN VOLUME 372, PAGE 102

SURVEYED DECEMBER 1987

JOHN M. BRANNER  
 REGISTERED LAND SURVEYOR 6805  
 PEACH RIDGE ROAD ATHENS OHIO



SCALE: 1 INCH = 60 FEET  
 ● = IRON PIN FOUND  
 ○ = IRON PIN SET  
 △ = RAILROAD SPIKE SET