

**BRANNER SURVEYING**  
**12500 N. PEACH RIDGE ROAD**  
**ATHENS , OHIO 45701**  
**740-592-5778**

Situated in Cornwell's Addition to Out Lot #2 and being the City of Athens, T.9, R. 14, Athens Township, Athens County, Ohio and being a part of a Parcel #1 as recorded in Official Records Vol. 240, Page 151 and being more particularly described as follows:

Commencing at a point that bears North 81 degrees 00 minutes East, 41.34 feet from the North-west corner of Inlot 2874;

Thence, along the line of a 0.031 acre tract, North 03 degrees 45 minutes East, 10.64 feet to an existing iron pin and being the point of beginning for the tract of land herein described:

Thence, along Grantor's west-line, line North 03 degrees 45 minutes 00 seconds East, 133.56 feet to Grantor's North-west corner;

Thence, along the south-line of Ondis Avenue South 88 degrees 19 minutes 04 seconds East, 12.68 feet to an iron pin set;

Thence, South 03 degrees 45 minutes West, 130.91 feet to an iron pin set in the North-line of the aforementioned 0.31 acre tract; and Grantor's South-line, passing an iron pin set at 60.39 feet

Thence along said line South 79 degrees 57 minutes 38 seconds West, 13.05 feet to the point of beginning and containing 0.038 acres.

The above described tract is to be continuous and contiguous with the adjoining tract to the west.

The above description is based on a field survey completed July 2004 by John M. Branner P.S. 6805

Subject to all easements and rights of way of record  
All iron pins set are 5/8" by 30 inch long rebar with plastic I.D. cap  
Bearings are to be used to denote interior angles only.

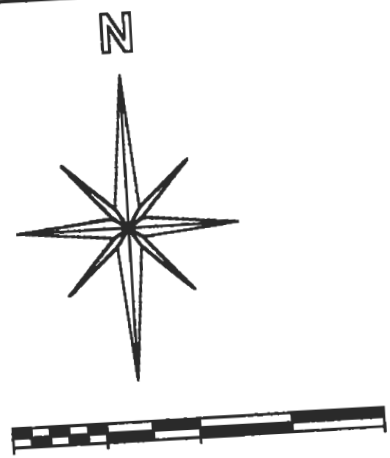
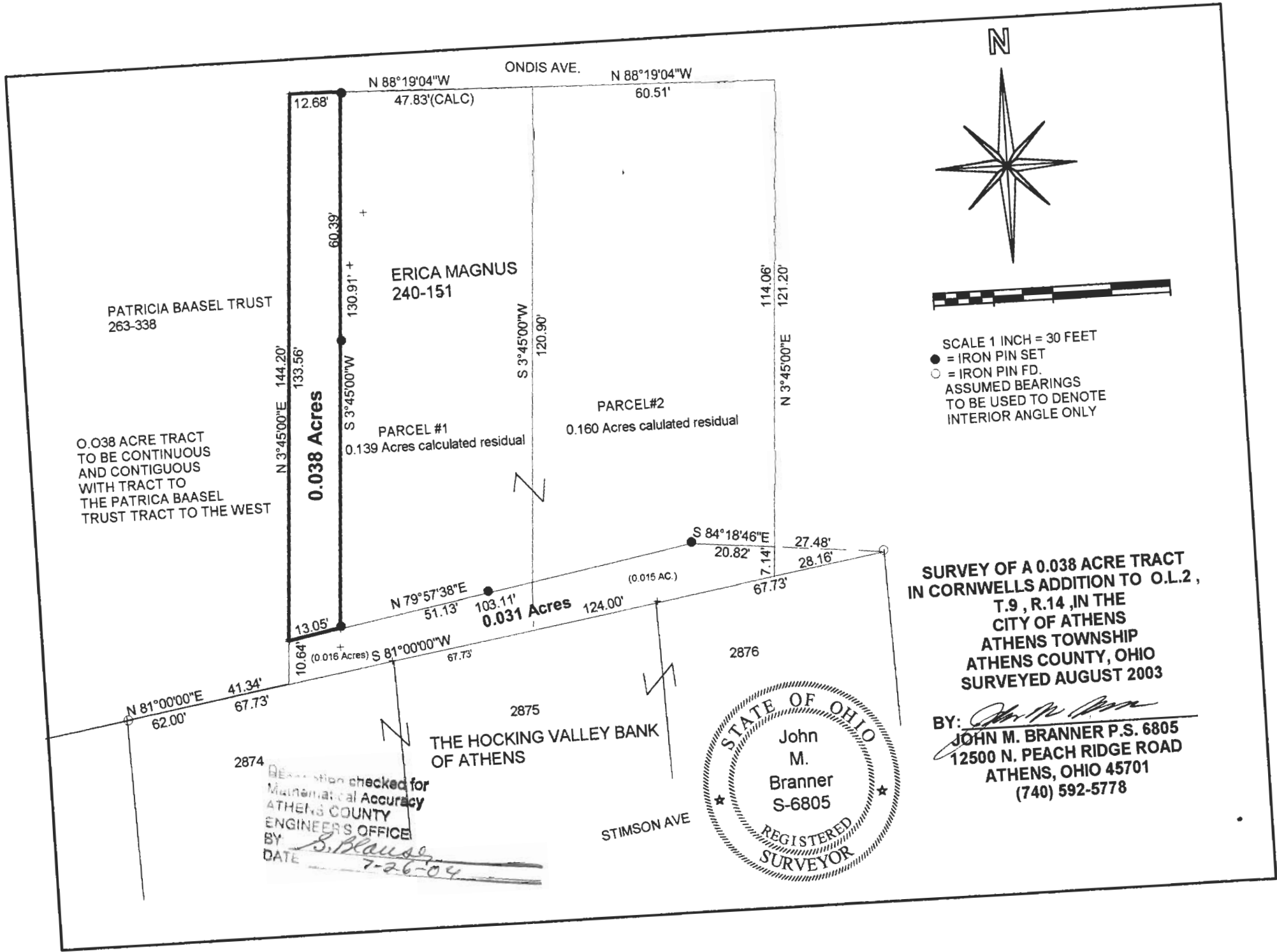


Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY: S. Blause  
DATE: 7-26-04



ATH #10



SCALE 1 INCH = 30 FEET  
 ● = IRON PIN SET  
 ○ = IRON PIN FD.  
 ASSUMED BEARINGS  
 TO BE USED TO DENOTE  
 INTERIOR ANGLE ONLY

PATRICIA BAASEL TRUST  
 263-338

0.038 ACRE TRACT  
 TO BE CONTINUOUS  
 AND CONTIGUOUS  
 WITH TRACT TO  
 THE PATRICA BAASEL  
 TRUST TRACT TO THE WEST

0.038 Acres

ERICA MAGNUS  
 240-151

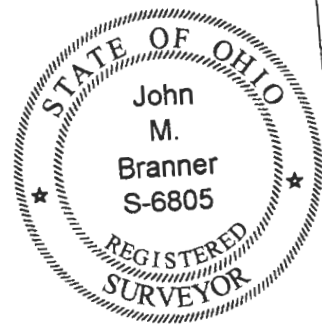
PARCEL #1  
 0.139 Acres calculated residual

PARCEL #2  
 0.160 Acres calculated residual

0.031 Acres

SURVEY OF A 0.038 ACRE TRACT  
 IN CORNWELLS ADDITION TO O.L.2,  
 T.9, R.14, IN THE  
 CITY OF ATHENS  
 ATHENS TOWNSHIP  
 ATHENS COUNTY, OHIO  
 SURVEYED AUGUST 2003

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



2874  
 REVISION checked for  
 Mathematical Accuracy  
 ATHENS COUNTY  
 ENGINEERS OFFICE  
 BY: *S. Blause*  
 DATE: *7-26-04*

