

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 1.59 ACRE TRACT (Parcel "A")

Situated in Section 13 Trimble Township and Section 18 Dover Township and being a part of the Bob G. and Ruth A. Stanley 7.3 acre tract (former Kanawha and Michigan Railroad Right of Way) and recorded in Volume 382, Page 350 Athens County Deed Records and being more particularly described as follows:

Commencing at the South-east corner of Section 13, Trimble Township, thence, along the South-line of said section North 86 Degrees 17 Minutes West, 1331.89 feet to a point in the South-line of Grantor's Tract; thence, along said line, South 80 Degrees 02 Minutes 25 Seconds West, 173.65 feet to an iron pin, said pin being the point of beginning for the tract of land herein described:

Thence, continuing along said South-line, South 80 Degrees 02 Minutes 25 Seconds West, 702.57 feet to an iron pin; thence, North 09 Degrees 34 Minutes 15 Seconds West, 100.00 feet to an iron pin; thence, along Grantor's North-line, North 80 Degrees 02 Minutes 25 Seconds East, 680.41 feet to a point; thence, South 22 Degrees 05 Minutes East, 102.28 feet to the point of beginning and containing 1.59 acres, of which 1.45 acres are in Section 18, Dover Township and 0.14 acres are in Section 13, Trimble Township.

Subject to all easements and rights of way of record.


John M. Branner P.S. 6805

Description checked to:

Mathematical Accuracy

ATHENS COUNTY

RECORDS OFFICE

BY: 

DATE: 11-2-88

No RPC approval required.

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Doc #18
Form 13

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ATHENS, OHIO 45701

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DESCRIPTION OF A 0.75 ACRE TRACT (Parcel "B")

Situated in Section 13 Trimble Township and Section 18 Dover Township and being a part of the Bob G. and Ruth A. Stanley 7.3 acre tract (former Kanawha and Michigan Railroad Right of Way) and recorded in Volume 382, Page 350) Athens County Deed Records and being more particularly described as follows:

Beginning at a point in Grantor's South-line, said point bears North 86 Degrees 17 Minutes West, 1331.89 feet from a stone at the South-east corner of Section 13, Trimble Township, thence, along said South-line, South 80 Degrees 02 Minutes 25 Seconds West, 173.65 feet to an iron pin; thence, North 22 Degrees 05 Minutes West, 102.28 feet to a point in Grantor's North-line, passing through a Sycamore Tree at 68 feet; thence, along said line, North 80 Degrees 02 Minutes 25 Seconds East, 410.68 feet to a point in State Route 685, an iron pin bears North 80 Degrees 02 Minutes 25 Seconds East, 20.58 feet; thence, along said road, South 45 Degrees 27 Minutes 35 Seconds West, 176.19 feet to a point; thence, South 80 Degrees 02 Minutes 25 Seconds West, 70.48 feet to the point of beginning and containing 0.75 acres of which 0.09 are in Section 18 Dover Township and 0.66 acres are in Section 13 Trimble Township.

Subject to all easements and rights of way of record.

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

Description checked to:

Mathematical Accuracy

ATHENS COUNTY

RECORDERS OFFICE

BY: *Bob Eckenberg*

DATE: *11-2-88*

No RPC approval required

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12500 PEACH RIDGE ROAD
ATHENS, OHIO 45701

JOHN M. BRANNER
Registered Land Surveyor

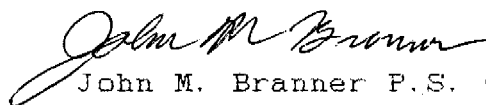
TELEPHONE
(614) 592-5778

DESCRIPTION OF 50 FEET WIDE EASEMENT FOR INGRESS AND
EGRESS

Situated in Section 18, T.10, R.14, Dover Township, Athens County, Ohio and being a strip of land 50 feet in width running from State Route 685 through the Richard and Juanita Martin 6.49 acre tract (Vol. 334, Page 485) to the South-line of the former Kanawha and Michigan Railroad Right of Way now owned by Bob G. and Ruth A. Stanley (Vol. 382, Page 350) and being more particularly described as follows:

Commencing at a stone found at the North-east corner of Section 18, thence, along the North-line of said Section, North 86 Degrees 17 Minutes West, 1331.89 feet to a point in the South-line of the former Kanawha and Michigan Railroad; thence, along said line, South 80 Degrees 02 Minutes 25 Seconds West, 946.70 feet to an iron pin at the South-west corner of a 1.59 acre tract and being the point of beginning for the easement herein described:

Thence, South 16 Degrees 07 Minutes East, 220 feet to a point in State Route 685, passing an iron pin at 194.56 feet; thence, along said road, South 80 Degrees 02 Minutes 25 Seconds West, 50.29 feet to a point; thence, North 16 Degrees 07 Minutes West, 220.00 feet to a point in the South-line of the Stanley Tract; thence, along the South-line of said tract, North 80 Degrees 02 Minutes 25 Seconds East, 50.29 feet to the point of beginning.


John M. Branner P.S. 6805

Description checked for

Mathematical Accuracy

ATHENS COUNTY

DEEDS OFFICE



DATE: 11-2-88

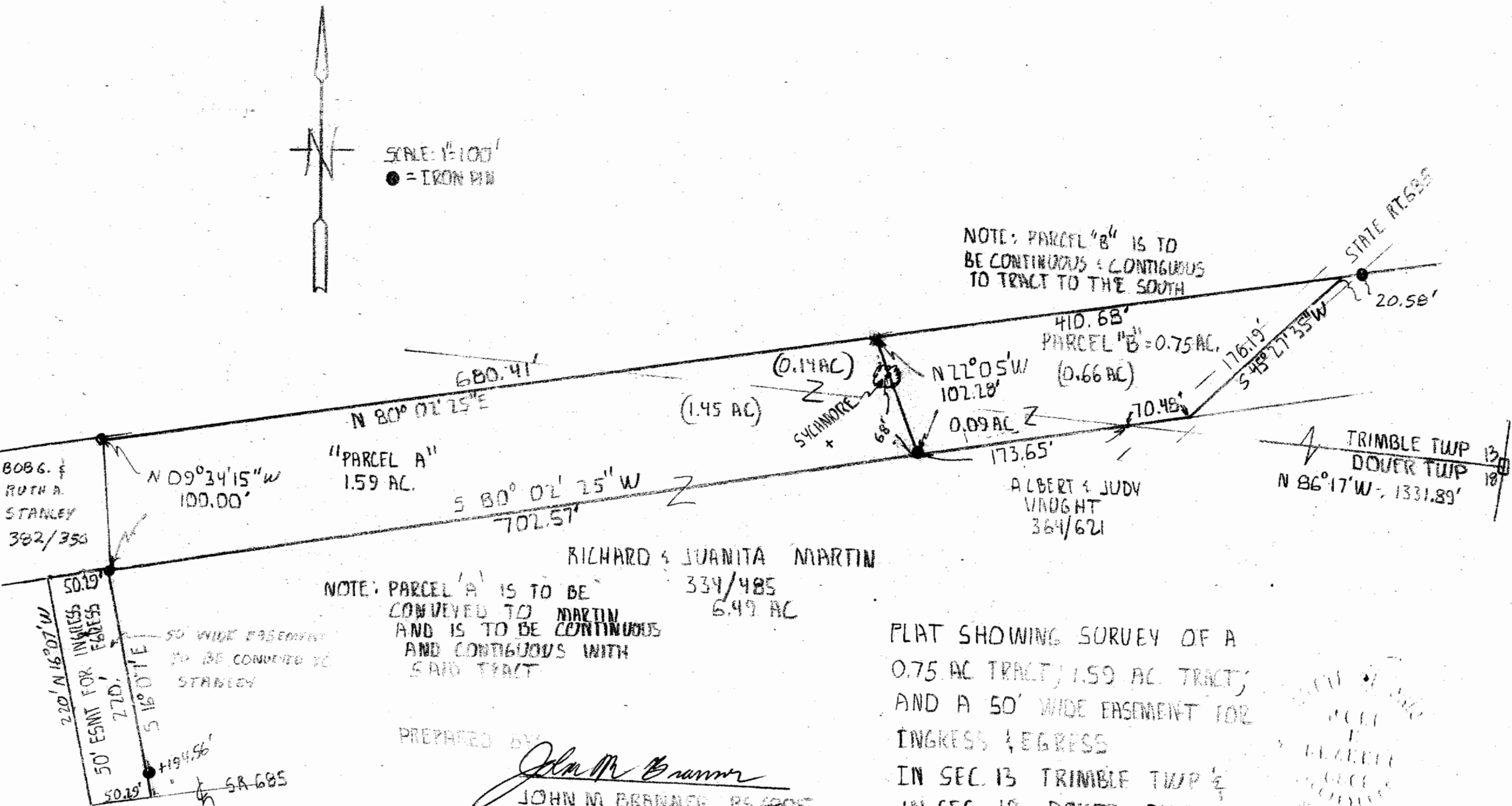
No. RFC approval required.

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SCALE: 1"=100'
● = IRON PIN

NOTE: PARCEL "B" IS TO BE CONTIGUOUS & CONTIGUOUS TO TRACT TO THE SOUTH



BOB G. & RUTH A. STANLEY 382/353

"PARCEL A" 1.59 AC.

(1.45 AC)

(0.14 AC)

N 72° 05' W 102.28'

410.68' PARCEL "B" = 0.75 AC (0.66 AC)

0.09 AC

ALBERT & JUDY VAUGHT 364/621

RICHARD & JUANITA MARTIN

334/485 6.99 AC

NOTE: PARCEL "A" IS TO BE CONVEYED TO MARTIN AND IS TO BE CONTIGUOUS AND CONTIGUOUS WITH SAID TRACT

PLAT SHOWING SURVEY OF A 0.75 AC TRACT, 1.59 AC TRACT, AND A 50' WIDE EASEMENT FOR INGRESS & EGRESS IN SEC. 13 TRIMBLE TWP & IN SEC. 18 DOVER TWP ATHENS CO. OHIO

PREPARED BY

John M. Branner
JOHN M. BRANNER P.S. 6905

TRIMBLE TWP 13
DOVER TWP 18
N 86° 17' W - 1331.89'