

# 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

## TRACT "B" DESCRIPTION OF A 0.41 ACRE TRACT

Situated in The Plains, Section 19, T. 10, R. 14, Dover Township, Athens County, Ohio and being part of lot 5 of Hixon's first Subdivision and being more particularly described as follows:

Commencing at an iron pin found at the South-east corner of lot 4 of Hixon's first Subdivision and the west right of way of State route 682;

thence, following said right of way, North 13 degrees 13 minutes 21 seconds West, a distance of 99.99 feet to an iron pin found at the South-east corner of lot 6 of said Subdivision;

thence, along the South line of said lot 6, North 85 degrees 15 minutes 22 seconds West, a distance of 19.61 feet to a point, said point being the POINT OF BEGINNING;

thence, leaving said South line of lot 6 and on a random line, South 76 degrees 36 minutes 11 seconds West, a distance of 104.94 feet to an iron pin set on the West line of lot 5 in said Subdivision;

thence, following said line, North 13 degrees 17 minutes 27 seconds West, a distance of 34.36 feet to an iron pin found at the South-west corner of the aforementioned lot 6;

thence, following the South line of said lot, South 85 degrees 15 minutes 22 seconds East, a distance of 110.36 feet to the POINT OF BEGINNING; said described tract containing 0.041 acre, (1802.956 SF.) and to be continuous and contiguous with lot 6 of said Subdivision.

Subject to all easements and rights of way of record.  
All iron pin set are 5/8 inch x 30 inch long rebar.

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

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: J. Blausen  
DATE: 4-1-97

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## TRACT "A" DESCRIPTION OF A 0.0013 ACRE TRACT

Situated in The Plains, Section 19, T. 10, R. 14, Dover Township, Athens County, Ohio and being a part of lot 6 of Hixon's first subdivision and being more particularly described as follows:

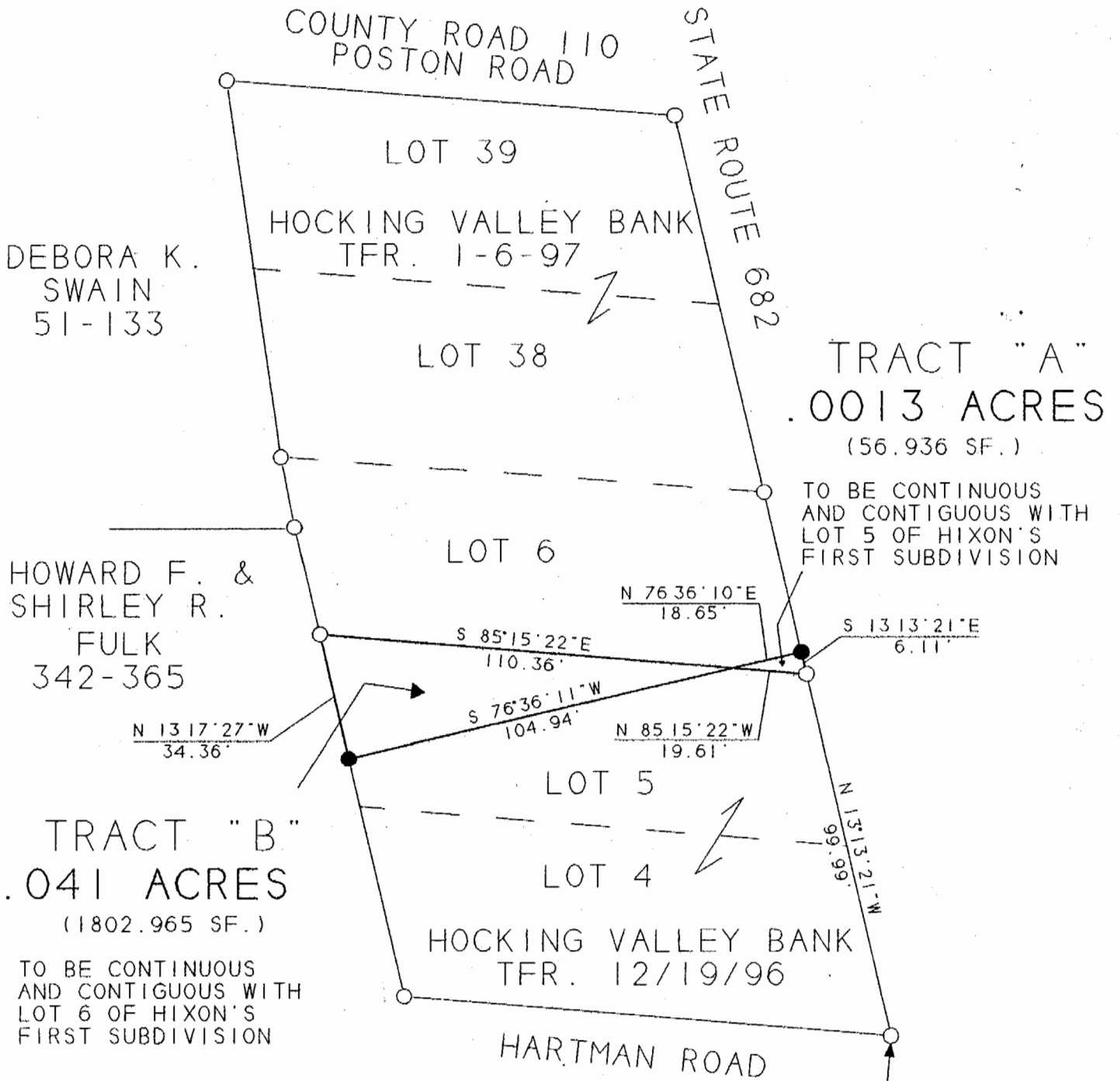
Commencing at an iron pin found at the South-east corner of lot 4 of Hixon's first Subdivision and the west right of way of State route 682;  
thence, following the said right of way, North 13 degrees 13 minutes 21 seconds West, a distance of 99.99 feet to an iron pin found at the South east corner of lot 6 of said Subdivision, said point being the POINT OF BEGINNING;  
thence, leaving said right of way and on the South line of said lot, North 85 degrees 15 minutes 22 seconds West, a distance of 19.61 feet to a point;  
thence, leaving said South line of lot 6 and on a random line, North 76 degrees 36 minutes 10 seconds East, a distance of 18.65 feet to an iron pin set on the aforementioned State route 682 right of way;  
thence, following said right of way, South 13 degrees 13 minutes 21 seconds East, a distance of 6.11 feet to the POINT OF BEGINNING; said described tract containing 0.001 acre, (56.936 SF.) and to be continuous and contiguous with lot 5 of said Subdivision.

Subject to all easements and rights of way of record.  
All iron pin set are 5/8 inch x 30 inch long rebar.

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

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blayser  
DATE: 4-1-97

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Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *J. Blausen*  
DATE: 4-1-97

SOUTH EAST CORNER  
OF LOT 4 IN HIXON'S  
FIRST SUBDIVISION



SURVEY OF 2 TRACTS  
TRACT "A" CONTAINING .0013 ACRES  
TRACT "B" CONTAINING .041 ACRES  
LOCATED IN HIXON'S FIRST SUBDIVISION  
THE PLAINS, SEC. 19, T. 10, R. 14,  
DOVER TWP., ATHENS COUNTY, OHIO  
SURVEYED MARCH 1997



SCALE 1 INCH = 40 FEET

○ - IRON PIN FOUND

● - IRON PIN SET

BEARINGS SHOWN HEREON ARE  
BASED ON HIXON'S SUBDIVISION  
AND ARE USED TO DENOTE ANGLES ONLY

JOHN M. BRANNER P.S. 6805  
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ATHENS, OHIO 592-5778

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