

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

DESCRIPTION OF A 5.953 ACRE TRACT

Situated in Fraction 30, Section 21, T.10, R.15, Lee Township, Athens County, Ohio and being more particularly described as follows:

Commencing at the Northwest corner of the East half of Fraction 30

Thence, South 2 degrees 19 minutes 57 seconds West a distance of 9.71 chains to a stone; thence, continuing South 2 degrees 19 minutes 57 seconds West, 450.23 feet to a point in Township Road #5 and being the point of beginning for the tract of land herein described:

Thence, along said road:

N 48°32'46" E, 152.64'

N 55°45'14" E, 336.80'

Thence, leaving said road, S 34°51'53" E, 407.61' to an iron pin set passing an iron pin set at 32.70 feet;

Thence, S 37°45'58" W, a distance of 212.96 feet to a point

Thence, S 17°16'56" W, a distance of 76.32 feet to an iron pin set,

Thence, S 84°24'18" W, a distance of 488.60 feet to a point where an iron pin found, N 87-41-03 W, 1.41'

Thence, along the east line of the Allman 6.51 acre tract, (298-1937), N 2°19'57" E, a distance of 333.00 feet, passing an iron pin found at 301.00 feet, to the point of beginning and containing 5.953 acres

Subject to all easements and rights of way of record

Bearings are used to denote interior angles only.

Iron pins set are 5/8" by 30" long rebar

The above description is based on a field survey completed June 2008 by John M. Branner P.S. 6806

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blausch
DATE: 6-5-08

John M. Branner



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

DESCRIPTION OF AN EASEMENT FOR INGRESS AND EGRESS

Situated in Fraction 30, Section 21, T.10, R15 Lee Township, Athens County, Ohio and being more particularly described as follows:

Commencing at the Northwest corner of the East half of Fraction 30

Thence, South 2 degrees 19 minutes 57 seconds West a distance of 9.71 chains to a stone; thence, continuing South 2 degrees 19 minutes 57 seconds West , 450.23 feet to a point in Township Road #5;

Thence, along said road:

N 48°32'46" E , 152.64'

N 55°45'14" E, 336.80'

Thence leaving said road, S 34°51'53" E, 407.61' to an iron pin set passing an iron pin set at 32.70 feet; and being the point of beginning for the easement herein described:

Thence, N 33°01'35" E, a distance of 91.02 feet to a point,

Thence, N 42°16'42" E, a distance of 165.63 feet to a point,

Thence, N 14°46'29" E, a distance of 179.69 feet to a point,

Thence, N 27°15'13" W, a distance of 28.85 feet to a point,

Thence, N 32°43'36" E, a distance of 124.78 feet to a point,

Thence, N 55°53'49" E, a distance of 83.31 feet to a point,

Thence, N 27°36'18" E, a distance of 148.72 feet to a point in Factory Road,

Thence, along said road, S 63°17'07" E, a distance of 30.00 feet to a point,

Thence, leaving said road, S 27°41'40" W, a distance of 157.20 feet to a point,

Thence, S 55°53'49" W, a distance of 83.80 feet to a point,

Thence, S 32°48'56" W, a distance of 102.07 feet to a point,

Thence, S 28°58'44" E, a distance of 41.67 feet to a point,

Thence, S 19°00'48" W, a distance of 184.51 feet to a point,

Thence, S 41°58'51" W a distance of 171.45 feet to a point,

Thence, S 33°01'35" W a distance of 89.85 feet to a point,

Thence, S 37°50'26" W a distance of 207.60 feet to a point,

Thence, S 16°17'56" W a distance of 74.07 feet to a point,

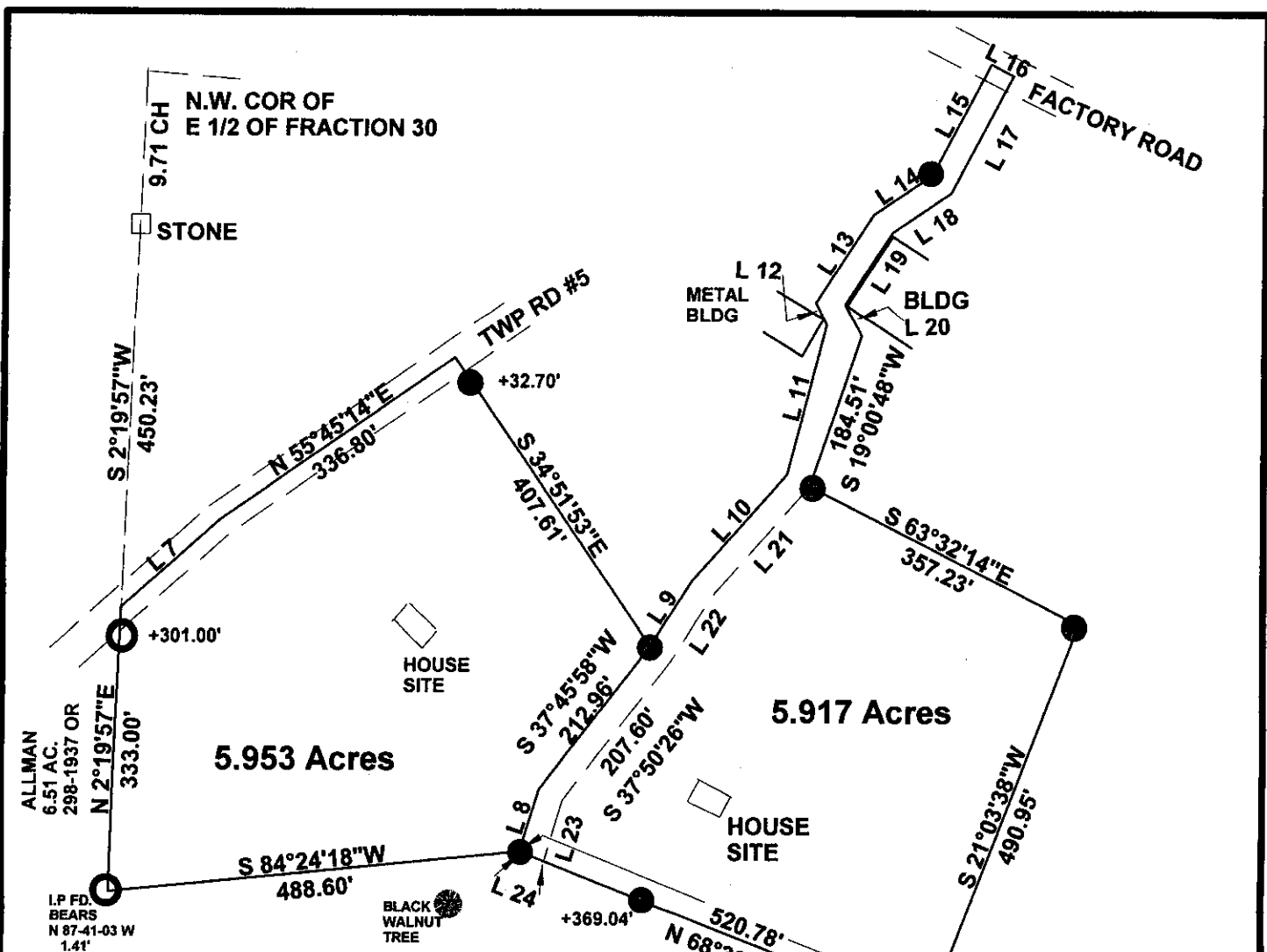
Thence, N 69°07'45" W a distance of 31.49 feet to an iron pin set;

Thence, N 17°16'56" E a distance of 76.32 feet to a point,

Thence, N 37°45'58" E a distance of 212.96 feet to a point the point of beginning

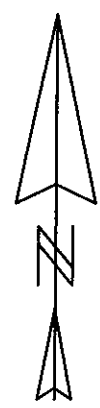
Iron pins set are 5/8" by 30" long rebar

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6806 Bearings are used to denote interior angles only.



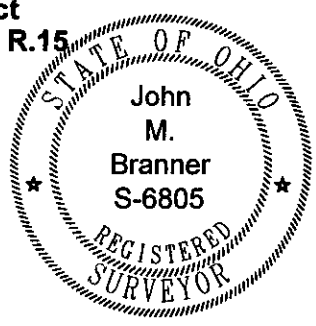
Line	Bearing	Distance
1	N 48°32'46"E	152.64'
2	S 37°50'26"W	105.21'
3	S 37°41'37"W	107.75'
4	S 17°16'56"W	76.32'
5	S 17°24'30"W	148.77'
6	S 37°50'26"W	105.21'
7	N 48°32'46"E	152.64'
8	S 17°16'56"W	76.32'
9	N 33°01'35"E	91.02'
10	N 42°16'42"E	165.63'
11	N 14°46'29"E	179.69'
12	N 27°15'13"W	28.85'
13	N 32°43'36"E	124.78'
14	N 55°53'49"E	83.31'
15	N 27°36'18"E	148.72'
16	S 63°17'07"E	30.00'
17	S 27°41'40"W	157.20'
18	S 55°53'49"W	83.80'
19	S 32°48'56"W	102.07'
20	S 28°58'44"E	41.67'
21	S 41°58'51"W	171.45'
22	S 33°01'35"W	89.85'
23	S 16°17'56"W	74.07'
24	N 69°07'45"W	31.49'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blayse
DATE: 6-5-08



Survey of 5.953 acre tract and a 5.917 acre tract
in Fraction 30, Section 21, Lee Township T.10, R.15
Lee Twp. Athens County, Ohio
Surveyed June 2008

John M. Branner
John M. Branner P.S. 6805
12500 N. Peach Ridge Road
Athens, Ohio 45701
740-592-5778



SCALE 1 INCH = 200 FEET
○ = IRON PIN FOUND
● = IRON PIN SET

Reference Documents
Prior Surveys
Tax -Plat
Deeds
ASSUMED BEARING TO
BE USED FOR INTERIOR ANGLES ONLY