

# 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

## DESCRIPTION OF A 40.148 ACRE TRACT

Situated in Section 4, T. 4, R. 13, Lodi Township, Athens County, Ohio and being more particularly described as follows;

Commencing at a point in Township road 102 bearing West 1814.59 feet and South 1163.45 feet from a found Stone in the North-east Corner of Section 4, said point being the North-east corner of a 30.04 acre tract described in Volume 228, Page 476 Official Records of Athens County and being the POINT OF BEGINNING;

thence, following said road, North 47 degrees 55 minutes 02 seconds East, a distance of 75.50 feet to a point;  
thence, North 42 degrees 03 minutes 25 seconds East, a distance of 214.91 feet to a point;  
thence, North 46 degrees 41 minutes 29 seconds East, a distance of 87.65 feet to a point;  
thence, North 53 degrees 37 minutes 26 seconds East, a distance of 90.17 feet to a point;  
thence, North 59 degrees 03 minutes 16 seconds East, a distance of 127.57 feet to a point;  
thence, North 63 degrees 57 minutes 27 seconds East, a distance of 255.91 feet to a point;  
thence, North 63 degrees 58 minutes 20 seconds East, a distance of 209.83 feet to a point;  
thence, leaving said road and on a random line, South 0 degrees 42 minutes 42 seconds East, a distance of 2132.11 feet to an iron pin set in the Grantor's south fence line, passing an iron pin set at 25.00 feet;  
thence, following said fence line, North 89 degrees 58 minutes 20 seconds West, a distance of 510.44 feet to an iron pin set;  
thence, South 89 degrees 45 minutes 33 seconds West, a distance of 577.60 feet to an iron pin found, said iron pin found being the South-east corner of the aforementioned 30.04 acre tract;  
thence, following the East line of said tract, North 10 degrees 29 minutes 32 seconds East, a distance of 1446.31 feet to an iron pin found;  
thence, North 29 degrees 11 minutes 53 seconds West, a distance of 135.42 feet to the POINT OF BEGINNING, passing an iron pin found at 122.17 feet; said described tract containing 40.148 acres.

Subject to all easements and right of way of record.  
All iron pins set are 5/8 inch by 30 inch long rebar.

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



Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blouse  
DATE: 5-22-97

40

PENN ENTERPRISES  
213-604 O.R.

CASTLE  
T.F.R. 5/09/97  
20.05 AC.

P.O.B. BEARS  
WEST 1814.59' AND  
SOUTH 1163.45' FROM  
A STONE FOUND AT THE  
NORTH-EAST CORNER OF  
SECTION 4

THOMAS A.  
RUEDEBUSCH  
228-476 O.R.  
30.04 AC.

PENN ENTERPRISES  
213-604 O.R.

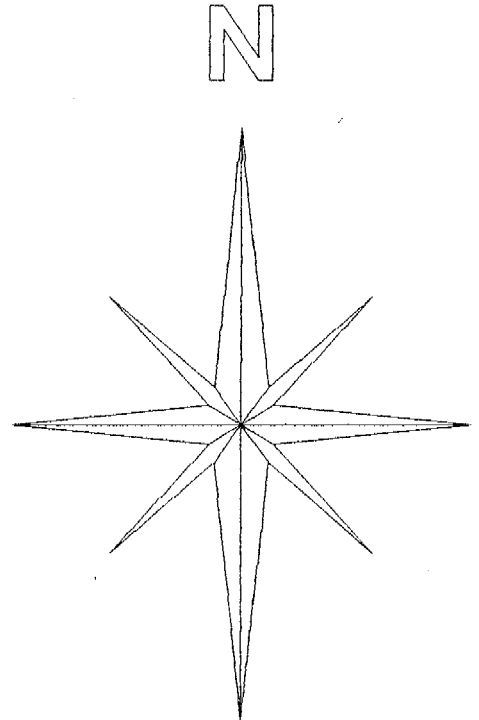
DAVID & JAMES  
NIGGEMEYER  
57-785

**40.148 ACRES**

**SURVEY OF A 40.148 ACRE TRACT  
SECTION 4, T. 4, R. 13, LODI TOWNSHIP,  
ATHENS COUNTY, OHIO  
SURVEY MAY 1997**

*John M. Branner*  
**BY: JOHN M. BRANNER P.S.6805  
12500 N. PEACH RIDGE ROAD  
ATHENS, OHIO 45701 (614) 592-5778**

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *S. Blausen*  
DATE: 5-22-97



1 INCH = 400 FEET

- = IRON PIN SET
- = IRON PIN FOUND

BEARINGS ARE ASSUMED  
AND ARE USED TO DENOTE  
ANGLES ONLY

41

LOD#4