

BY: Branner with  
DATE: 9/17/20

## Description of a 5.313 Acre Tract

Situated in Fraction 7, Section 14, T.6, R.12, Rome Township, Athens County, Ohio and being part of the land as described in Volume 536, Page 1373 (K010010041901) of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Commencing at** an iron pin found at the Northeast corner of Fraction 7, thence along the West line of Kempf (551-1343 O.R.), S 01°50'18" W, 1445.62 feet to an iron pin set and also being **the Point of Beginning** for the tract of land herein described:

Thence continuing along the West line of Kempf and Skyline Speedway LLC (569-603 O.R.), **S 01° 50' 18" W, 495.64 feet** to a point in Township Road 145 (Quigley Road);  
Thence leaving said road and along the North line of Gonzalez (503-1663 O.R.),  
**N 87° 34' 52" W, 457.24 feet** to an iron pin set, passing an iron pin found at 30.37 feet;  
Thence along new lines created by this survey:  
**N 02° 02' 51" E, 518.76 feet** to an iron pin set;  
**S 84° 40' 25" E, 456.16 feet** to the Point of Beginning and **containing 5.313 acres.**

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805  
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed September, 2020 by  
Jeb Branner, S.I., E.I., under the supervision of:

John M. Branner P.S. 6805

*John M. Branner*

Legal Description Pre-Approval  
APPROVED  
All transfers are subject to  
Athens County Conveyance Standards

SEP 17 2020

Jill Thompson  
Athens County Auditor



## Center-line Description of a 20' Wide Ingress/Egress Easement

Situated in Fraction 7, Section 14, T.6, R.12, Rome Township, Athens County, Ohio and being a 20' wide strip of land located at the South line of a 5.313 acre tract and being more particularly described as follows:

**Commencing** at a point in Township Road 145 (Quigley Road) bearing S 01° 50' 18" W, 485.64 feet from an iron pin set at the Northeast corner of said 5.313 acre tract:

Thence leaving said road,

**N 87° 34' 52" W, 457.24 feet** to the **Point of Termination** which bears N 02° 02' 51" E, 10 feet from an iron pin set at the Southwest corner of said 5.313 acre tract.

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

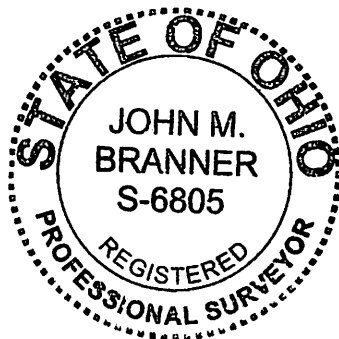
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed September, 2020 by

Jeb Branner, S.I., E.I., under the supervision of:

John M. Branner P.S. 6805

*John M. Branner*



Grimm  
Bradley & Shannon  
536-1373 O.R.  
K010010041901

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: J. Branner  
DATE: 9/17/20

Northeast Corner  
of Fraction 7

P.O.B.  
N: 473010.85  
E: 2145469.04

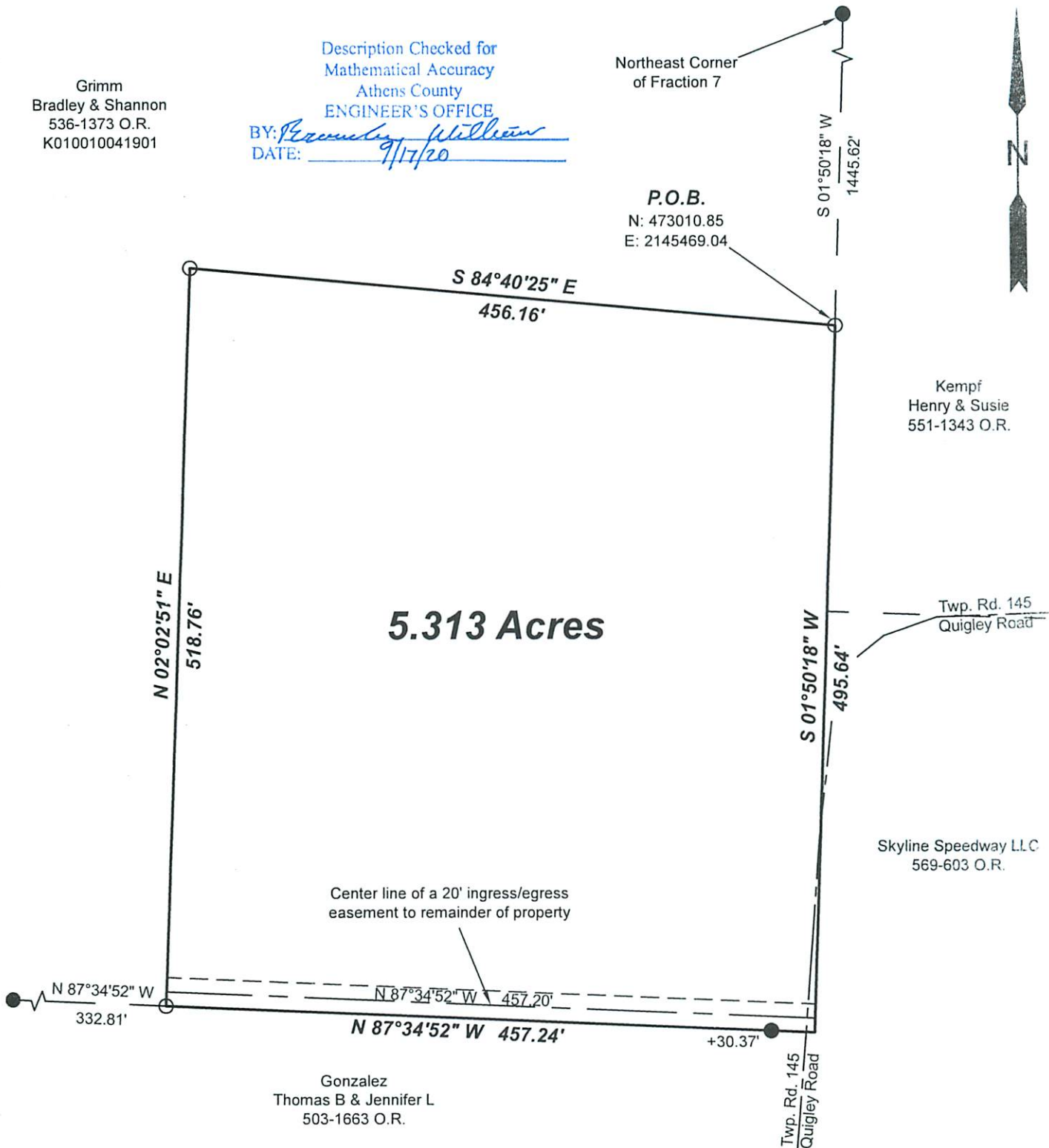
Kempf  
Henry & Susie  
551-1343 O.R.

Twp. Rd. 145  
Quigley Road

Skyline Speedway LLC  
569-603 O.R.

Gonzalez  
Thomas B & Jennifer L  
503-1663 O.R.

**5.313 Acres**



0' 100' 200' 300'



Scale 1"=100'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found

Bearings: N.A.D. Grid North

Ref. Docs.: Tax Plats, Deeds, Existing Surveys



Survey of a 5.313 Acre tract  
Situating in Fraction 7, Section 14,  
T.6, R.12, Rome Twp., Athens Co., OH  
Surveyed September, 2020  
by Jeb Branner, S.I., E.I.,  
under the supervision of:

By: John M. Branner  
John M. Branner, P.S. 6805  
P.O. Box 274  
The Plains, OH 45780