

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 9.58 ACRE TRACT (TRACT I)

Situated in Section 17, T.5, R.11, Troy Township, Athens County, Ohio and being more particularly described as follows:

Commencing at the South-east corner of the South-west Quarter of Section 17, thence, North 02 Degrees 30 Minutes 37 Seconds West, 1054.24 feet (deed) to a point; thence, along the south-line of the Wendy and Charles Rupe tract (Vol. 67, Page 174 of the Athens County Official records, North 87 Degrees 14 Minutes 22 Seconds West, 563.81 feet to the south-west corner of the aforementioned tract, said point being the point of beginning for the tract of land herein described:

Thence, North 87 Degrees 14 Minutes 22 Seconds West, 536.19 feet to a point in the North Right of Way of the B&O railroad; thence, North 59 Degrees 44 Minutes 50 Seconds West, 198.15 feet to an iron pin set; thence, North 01 Degrees 14 Minutes 24 Seconds East, 438.68 feet to an iron pin set; thence, North 51 Degrees 15 Minutes 51 Seconds East, 68.74 feet to an iron pin set; thence, North 88 Degrees 23 Minutes 55 Seconds East, 663.28 feet to an iron pin found; thence, along the West-line of the aforementioned Rupe tract; South 01 Degrees 46 Minutes 32 Seconds West, 626.08 feet to the point of beginning and containing 9.58 acres.

Subject to all easements and rights of way of records.

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

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: *7-23-90*



18
Troy 17

No R.P.C. approval required. Deed must indicate TRACT I and TRACT II are to be held continuously

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DESCRIPTION OF A 1.21 ACRE TRACT (TRACT II)

Situated in Section 17, T.5, R.11, Troy Township, Athens County, Ohio and being a part of a 12.24 acre tract as described in Volume 67, Page 174, Athens County Official Records and being more particularly described as follows:

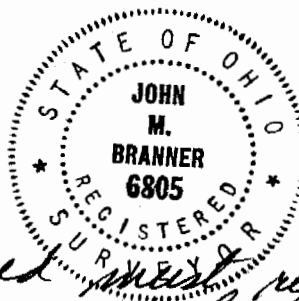
Commencing at the South-east corner of the South-west Quarter of Section 17, thence, North 02 Degrees 30 minutes 37 Seconds West, 1054.24 feet (deed) to a point; thence, North 87 Degrees 14 Minutes 22 Seconds West, 563.81 feet to a point in Grantor's South-west corner; thence, North 01 Degrees 46 Minutes 32 Seconds East, 573.98 feet to an iron pin set, said pin being the point of beginning for the tract of land herein described:

Thence, North 01 Degrees 46 Minutes 32 Seconds East, 92.06 feet to an iron pin set; thence, North 79 Degrees 36 Minutes 51 Seconds East, 587.15 feet to an iron pin set in Township Road 176; thence, along said road, South 02 Degrees 30 Minutes 37 Seconds West, 92.33 feet to a point; thence, leaving said road, South 79 Degrees 36 Minutes 51 Seconds West, 585.94 feet (passing an iron pin at 15.00 feet) to the point of beginning and containing 1.21 acres.

Subject to all easements and rights of way of record.

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

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: *7-23-90*



No RPC approval required. Deed must reflect that TRACT I and TRACT II are to be held continuously and contiguously B.E.

19

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ATHENS, OHIO 45701

JOHN M. BRANNER
Registered Land Surveyor

TELEPHONE
(614) 592-5778

DESCRIPTION OF A 0.88 ACRE TRACT

Situated in Section 17, T.5, R.11, Troy Township, Athens County, Ohio and being a part of a 12.24 acre tract as described in Volume 67, Page 174, Athens County Official Records and being more particularly described as follows:

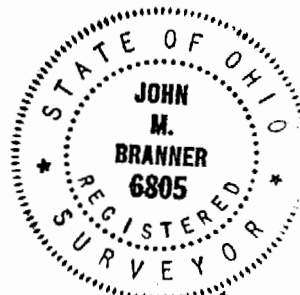
Commencing at the South-east corner of the South-west Quarter of Section 17, thence, North 02 Degrees 30 minutes 37 Seconds West, 1054.24 feet (deed) to a point; thence, North 87 Degrees 14 Minutes 22 Seconds West, 563.81 feet to a point in Grantor's South-west corner; thence, North 01 Degrees 46 Minutes 32 Seconds East, 573.98 feet to an iron pin set, thence, North 01 Degrees 46 Minutes 32 Seconds East, 92.06 feet to an iron pin set, said pin being the point of beginning for the tract of land herein described:

Thence, North 01 Degrees 46 Minutes 32 Seconds East, 133.45 feet to an iron pin found at Grantor's North-west corner; thence, South 87 Degrees 15 Minutes 02 Seconds East, 574.06 feet to an iron pin in Township Road 176, passing an iron pin found at 562.92 feet; thence, leaving said road, South 79 Degrees 36 Minutes 51 Seconds West, 587.15 feet to the point of beginning and containing 0.88 acres.

Subject to all easements and rights of way of records.

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

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *J. A. Eichenberg*
DATE: *7-23-90*



*Transfer between adjoining owners - No R.P.C.
approval required. BE*

20

TO WHOM IT MAY CONCERN:

The following is a computer printout of the coordinates of the attached description. Copies of the plat, the description, and this sheet should be presented to the County Engineer for approval.

DEED COORDINATES AND AREA CALCULATION

N/S	DEG	'	"	E/W	DIST	NORTH	EAST	AREA	DESCRIPTION
N	87	14	22	W	536.19	1025.824	464.432	0.0000	
N	59	44	50	W	198.15	1125.655	293.268	0.5630	
N	1	14	24	E	438.68	1564.232	302.761	4.1345	
N	51	15	51	E	68.74	1607.245	356.361	4.8260	
N	88	23	55	E	663.28	1625.781	1019.402	9.5843	
S	1	46	32	W	626.08	1000.002	1000.003	9.5843	

TO WHOM IT MAY CONCERN:

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DEED COORDINATES AND AREA CALCULATION

N/S	DEG	'	"	E/W	DIST	NORTH	EAST	AREA	DESCRIPTION
N	1	46	32	E	92.06	1092.016	1002.852	0.0000	
N	79	36	51	E	587.15	1197.865	1580.383	0.6065	
S	2	30	37	W	92.33	1105.623	1576.339	1.2113	
S	79	36	51	W	585.94	999.993	999.999	1.2119	

TO WHOM IT MAY CONCERN:

The following is a computer printout of the coordinates of the attached description. Copies of the plat, the description, and this sheet should be presented to the County Engineer for approval.

DEED COORDINATES AND AREA CALCULATION

N/S	DEG	'	"	E/W	DIST	NORTH	EAST	AREA	DESCRIPTION
N	1	46	32	E	133.45	1133.386	1004.135	0.0000	
S	87	15	2	E	574.06	1105.849	1577.534	0.8792	
S	79	36	51	W	587.15	1000.000	1000.004	0.8792	

**SURVEY OF THREE TRACTS
IN SECTION 17, T.5, R.11, TROY TWP
ATHENS COUNTY, OHIO**

John M Branner 7/23/90
JOHN M BRANNER P.S. 6805
12500 N. PEARL RIDGE RD ATHENS O.

JOYCE A. FOX ET. AL.

JOYCE A. FOX ET. AL.

(BASIS OF BEARINGS)

**TRACT III
0.88 AC.**

**TRACT II
1.21 AC.**

**TRACT I
9.58 AC**

(TO BE CONTINUOUS AND
CONTIGUOUS WITH TRACT II)

WENDY SUE &
CHARLES RUPE

10.15 ACRES RESIDUAL
VOL. 67, PG 174

NOTE: TRACT II & TRACT III ARE OUT OF
THE RUPE 12.24 AC RETRACT VOL. 67, PG. 174
TRACT II IS TO BE CONTINUOUS & CONTIGUOUS
WITH TRACT I AND TRACT III IS TO BE
CONVEYED BACK TO JOYCE A. FOX ET. AL.

N 51° 15' 51" E
68.74'

N 88° 23' 55" E 663.28'

JOYCE A. FOX ET. AL.

N 01° 14' 24" E 438.68'

198.15'
N 58° 44' 50" W

840 RAILROAD

536.19

N 87° 14' 22" W

TREY ACRES
18.68 ACRES

563.81'

N 02° 30' 37" W
1054.74' (DEED)

S.E. COR. OF S.W. 1/4 OF SEC. 17

54.88 E1

863.65 S
S 01° 46' 32" W 626.08'

S 87° 15' 02" E 574.06'

N 79° 36' 51" E 587.15'

S 79° 36' 51" W 585.94'

92.33'

150'

S 02° 30' 37" W

TWP RD 1716

VINCENT



SCALE: 1" = 100'

● = IRON PIN SET
○ = IRON PIN FOUND

21