

# 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 8.1 ACRE TRACT (TRACT I)

Situated in Section 11, T.11, R.15, Waterloo Township, Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set in Grantor's North-west fence corner, said pin bearing 1354.19 feet from the North-east corner of the South-east Quarter of the South-west Quarter of Section 11, thence, East, along Grantor's North-line, 372.06 feet to an iron pin set; thence, South, 940.33 feet to a P.K. nail set in Township Road, 259, passing an iron pin set at 1025.03 feet; thence, along said road, North 75 Degrees 25 Minutes West, 28.52 feet to a point; thence, South 88 Degrees 27 Minutes 48 Seconds West, 192.83 feet to a point; thence, South 69 Degrees 51 Minutes 40 Seconds West, 161.59 feet to a point; thence, leaving said road and along Grantor's West-line, North, 993.94 feet to the point of beginning and containing 8.1 acres.

Subject to all easements and rights of way of record.

*John M. Branner*

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *Chin Cotton*  
DATE: 3-28-90



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## DESCRIPTION OF A 8.1 ACRE TRACT (TRACT II)

Situated in Section 11, T.11, R.15, Waterloo Township, Athens County, Ohio and being more particularly described as follows:

Commencing at the North-east corner of the South-east Quarter of the South-west Quarter of Section 11, thence, West, 624.77 feet to an iron pin set, said pin being the point of beginning for the tract of land herein described:

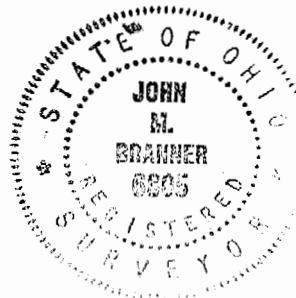
Thence, South, 1043.22 feet to a point in Township Road, 259, passing an iron pin set at 1025.03 feet; thence, along said North 71 Degrees 36 Minutes 08 Seconds West, 86.31 feet to a point; thence, North 74 Degrees 04 Minutes 40 Seconds West, 165.78 feet to a point; thence, North 75 Degrees 22 Minutes West, 119.37 feet to a P.K nail set; thence, leaving said road, North, 940.33 feet to an iron pin set; thence, East, 356.82 feet to the point of beginning and containing 8.1 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: \_\_\_\_\_  
DATE: \_\_\_\_\_

*Chin Cotton*  
3-28-90



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DESCRIPTION OF A 8.1 ACRE TRACT (TRACT III)

Situated in Section 11, T.11, R.15, Waterloo Township, Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found in Grantor's North-east corner, said pin bearing West, 314.77 feet from the North-east corner of the South-east Quarter of the South-west Quarter of Section 11, thence, South 02 Degrees 20 Minutes 17 Seconds East, 613.23 feet to an axle found; thence, South 03 Degrees 03 Minutes East 131.24 feet to an axle found; thence, South 87 Degrees 37 Minutes West, 26.15 feet to an iron pin set; thence, South 07 Degrees 22 Minutes 09 Seconds East, 319.99 feet to an axle found; thence, South 02 Degrees 38 Minutes 24 Seconds East, 13.35 feet to a point in Township Road, 259; thence, along said road, North 89 Degrees 14 Minutes 45 Seconds West, 271.65 feet to a point; thence, North 71 Degrees 36 Minutes 08 Seconds West, 91.10 feet to a P.K. nail set; thence, leaving said road, North, 1043.22 feet to an iron pin set; thence, East, 310.54 feet to the point of beginning and containing 8.1 acres.

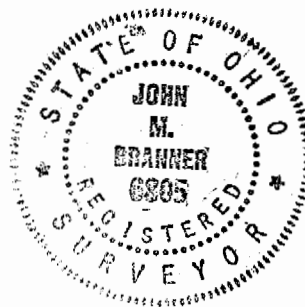
Subject to all easements and rights of way of record.

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

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY: *Chris Cotton*

DATE: 3-28-90



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ATHENS, OHIO 45701

JOHN M. BRANNER  
Registered Land Surveyor

TELEPHONE  
(614) 592-5778

DESCRIPTION OF A 0.096 ACRE TRACT

Situated in Section 11, T.11, R.15, Waterloo Township, Athens County, Ohio and being more particularly described as follows:

Commencing at an iron pin found in Grantor's North-east corner, said pin bearing West, 314.77 feet from the North-east corner of the South-east Quarter of the South-west Quarter of Section 11, thence, South 02 Degrees 20 Minutes 17 Seconds East, 613.23 feet to an axle found; thence, South 03 Degrees 03 Minutes East 131.24 feet to an axle found, said axle being the point of beginning for the tract of land herein described:

Thence, South 03 Degrees 03 Minutes East, 32.78 feet to a point; thence, South 02 Degrees 38 Minutes 24 Seconds East, 286.00 feet to an axle found; thence, North 07 Degrees 22 Minutes 09 Seconds West, 319.99 feet to an iron pin set; thence, North 87 Degrees 37 Minutes East, 26.15 feet to the point of beginning and containing 0.096 acres.

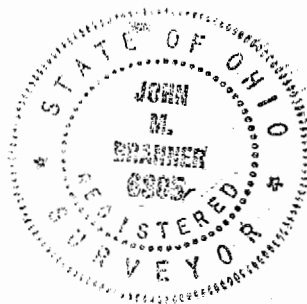
Subject to all easements and rights of way of record.

Note: This is a transfer between adjoining owners and is to be continuous and contiguous to the tract to the east.

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

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

*Chris Gotton*  
3-28-90



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PRESS <ALT-E> TO ENTER DATA      <CNTL-BREAK> TO STOP  
87120

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

TRACT II

N/S	DEG	'	"	E/W	DIST	NORTH	EAST	AREA DESCRIPTION	
S	0	0	0	W	1043.22	-43.220	1000.000	-0.0000	N
N	71	36	8	W	86.31	-15.980	918.101	0.9807	N
N	74	4	40	W	165.78	29.499	758.682	2.8826	N
N	75	22	0	W	119.37	59.656	643.184	4.2527	N
N	0	0	0	E	940.33	999.986	643.184	8.1040	N
N	90	0	0	E	356.82	999.986	1000.004	8.1040	N

	DEG	'	"	E/W	DIST	NORTH	EAST	AREA DESCRIPTION	
S	3	3	0	E	32.78	967.266	1001.744	0.0000	N 3
S	2	38	24	E	286.00	681.570	1014.917	0.0008	N 2
N	7	22	9	W	319.99	998.917	973.875	0.0964	N 87
N	87	37	0	E	26.15	1000.004	1000.002	0.0964	S 27

N/S	DEG	'	"	E/W	DIST	NORTH	EAST	AREA DESCRIPTION	
S	2	20	17	E	613.23	387.281	1025.017	0.0000	N
S	3	3	0	E	131.24	256.226	1032.000	-0.0115	N
S	87	37	0	W	26.15	255.139	1005.873	0.2120	N
S	7	22	9	E	319.99	-62.208	1046.915	-0.1175	N
S	2	38	24	E	13.35	-75.544	1047.530	-0.1179	N
W	89	14	45	W	271.65	-71.968	775.904	3.2336	N
N	71	36	8	W	91.10	-43.216	689.460	4.3712	N
N	0	0	0	E	1043.22	1000.004	689.460	8.0897	S
N	90	0	0	E	310.54	1000.004	1000.000	8.0898	S

TRACT III

N/S	DEG	'	"	E/W	DIST	NORTH	EAST	AREA DESCRIPTION	
N	90	0	0	E	372.06	1000.000	1372.060	-0.0000	N
W	0	0	0	W	940.33	59.670	1372.060	4.0158	N
W	75	25	0	W	28.52	66.851	1344.459	4.2831	N
W	88	27	48	W	192.83	61.680	1151.698	6.3682	N
W	69	51	40	W	161.59	6.045	999.988	8.0991	N
N	0	0	0	E	993.94	999.985	999.988	8.0992	N

TRACT I

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Wat #11

EAST 372.06

EAST 356.82'

EAST 310.54'

314.77'

N.E. COR. OF THE S. 1/4  
SE 1/4 OF THE S.W. 1/4 OF SEC. 11

TRACT I

8.1 ACRES

TRACT II

8.1 ACRES

TRACT III

8.1 ACRES

SURVEY OF 4 TRACTS  
IN SECTION 11, T. 11, R. 15,  
WATERLOO TWP, ATHENS Co.,  
OHIO

SURVEYED MARCH 1990

JOHN M. BRANNER P.S. 6805  
12500 N. PEACH RIDGE ROAD  
ATHENS OHIO 592-5778



PETTIT

NORTH 993.94

SOUTH 940.34

SOUTH 1053.72'

S 02° 20' 17" E 613.73

131.24'

S 03° 03' E

S 87° 37' W 26.15'

S 03° 03' W 32.78

S 01° 22' 07" E 319.39'

S 02° 30' 24" E 206.00'

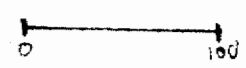
13.35'

TWP RD 2.59

THIS PARCEL CONTAINS 0.096 ACRES  
AND IS TO BE  
CONTIGUOUS AND CONTIGUOUS  
WITH TRACT TO THE EAST

ROGER L. & MARY C. STEWART  
7.15 AC VOL. 302 PG. 31

SCALE: 1"=100'



- = I.P. SET
- = I.P. FD
- △ = P.K. NAIL SET

TWP RD 2.59  
12.28'  
161.59'  
S 69° 51' 40" W

192.83'  
S 88° 27' 48" W

28.52'

119.37'  
N 75° 21' W

165.78'  
N 74° 04' 40" W

86.31'  
N 71° 36' 08" W

18.19'

91.10'  
N 89° 14' 45" W 271.65'

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