

# BRANNER SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO

PEACH RIDGE ROAD  
ROUTE 3 BOX 240B  
ATHENS, OHIO 45701

JOHN M. BRANNER  
Registered Land Surveyor

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## DESCRIPTION OF A 17.00 ACRE TRACT

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

Beginning at an iron Pin set that bears South 85 Degrees 24 Minutes 24 Seconds East, 250.00 feet from an iron Pin found at the North-west corner of Section 15, thence, along the North-line of said section South 85 Degrees 24 Minutes 24 Seconds East, 513.09 feet to an iron Pin found at Grantor's North-east corner; thence, along Grantor's East-line South 03 Degrees 38 Minutes 53 Seconds West, 500.00 feet to an iron Pin set; thence, along a random line South 20 Degrees 02 Minutes 39 Seconds West, 1491.65 feet to a Point in State Route 56, passing an iron Pin set at 1476.22 feet; thence, along said road North 49 Degrees 37 Minutes West, 124.50 feet to a monument box found; thence, North 35 Degrees 18 Minutes 42 Seconds West, 34.00 feet to a Point; thence, leaving said road, North 01 Degree 10 Minutes 15 Seconds West, 273.92 feet to an iron Pin set; thence, North 05 Degrees 33 Minutes 29 Seconds East, 1566.47 feet to the Point of beginning and containing 17.00 acres.

Also an easement for ingress and egress being 15 feet on either side of the following described center-line:

Beginning at a Point in State Route 56, said Point being South 49 Degrees 37 Minutes East, 75.35 feet from the South-east corner of the above described tract, thence, leaving said State Route North 07 Degrees 18 Minutes East, 142.07 feet to a Point in the existing driveway; thence, North 23 Degrees 28 Minutes West, 57.16 feet to a Point in the East-line of the above described 17.00 acre tract and there to terminate.

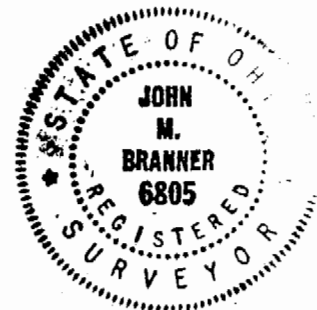
Subject to easement of State Route 56 and all other easements and rights of way of record.

*John M. Branner*  
John M. Branner, License No. 6805

Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

BY: *Bob Eichenberg*

DATE: *7/10/86*



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N.W. COR. SEC. 15

S 85° 24' 24" E

250.00'

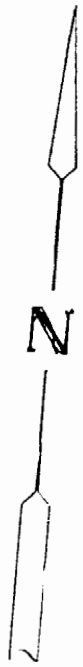
513.09'

MOORE

17.00 AC.

S 03° 38' 53" W  
500.00'

ELLIOTT



SCALE: 1"=200'

○=IRON PIN SET

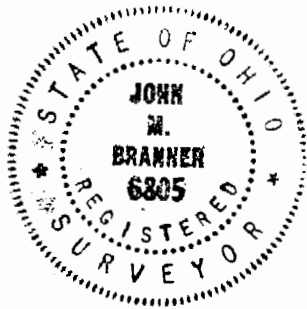
●=IRON PIN FOUND

■=HIGHWAY & MONUMENT BOX

PLAT SHOWING SURVEY OF 17.00 ACRES  
IN SECTION 15, T. 11, R. 15, WATER-  
LOO TOWNSHIP, ATHENS COUNTY, OHIO  
SURVEYED JULY 1986

I CERTIFY THAT I HAVE SURVEYED  
THE PREMESIS DESCRIBED AND THAT  
THE BUILDING AND DRIVES ARE AS SHOWN  
AND THAT THERE ARE NO ENCROACHMENTS  
EITHER WAY ACROSS PROPERTY LINES

*John M. Branner*  
JOHN M. BRANNER REG SURVEYOR 6805  
RT#3, ATHENS, O. 614-592-5778



N 05° 33' 29" E 1566.47'

26' x 36' HOUSE  
24' x 24' GARAGE

EXISTING DRIVEWAY

S 20° 02' 39" W 1491.65'

DEED, 521972 ~ 2264.75' DEED  
2155.5' SURVEY ~ 2264.75' DEED

MOORE

N 01° 10' 15" W  
273.92'

N 35° 18' 42" W  
34.00'

N 49° 37' W  
124.50'

R/W S.R. 56

OF 30' EASEMENT

75.35

BRGS. & DIST. OF  
EASEMENT FOR  
INGRESS & EGRESS  
A- N 07° 18' E - 142.07'  
B N 23° 28' W 57.16'

WAT#15

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