

BRANNER SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO

12500 PEACH RIDGE ROAD
ATHENS, OHIO 45701

JOHN M. BRANNER
Registered Land Surveyor

Description checked for
Mathematical Accuracy (614) 592-5778

ATHENS COUNTY
ENGINEER'S OFFICE

BY: *Bob Eckenburg*
DATE: 7/10/89

DESCRIPTION OF A 5.00 ACRE TRACT

Situated in Fraction 25, Section 20, T.11, R.15, Waterloo Township, Athens County, Ohio and being a part of a Tract One and a Tract Two as described in Athens County Deed Records Book Volume 374, Page 323 and being more particularly described as follows:

Commencing at the North-west corner of Fraction 25, thence, South 00 Degrees 40 Minutes East, 330 feet (deed) to a stone at the North-west corner of the Wells 5 acre tract; thence, South 00 Degrees 40 Minutes East, 450.04 feet to a point in County Road 8; thence, along said road, South 75 Degrees 38 Minutes East, 478.40 feet to a point; thence, South 79 Degrees 17 Minutes 28 Seconds East, 178.39 feet to a railroad spike set, said spike being the point of beginning for the tract of land herein described:

Thence, continuing along said road, South 58 Degrees 32 Minutes 23 Seconds East, 108.55 feet to a railroad spike set; thence, leaving said road, North 58 Degrees 29 Minutes 32 Seconds East, 346.77 feet to an iron pin set, passing an iron pins set at 45.02 feet and 252.21 feet; thence, North 63 Degrees 20 Minutes 58 Seconds East, 240.79 feet to an iron pin set; thence, North 35 Degrees 19 Minutes 28 Seconds West, 97.68 feet to an iron pin set; thence, North 48 Degrees 17 Minutes 31 Seconds West, 205.24 feet to an iron pin set; thence, North 77 Degrees 10 Minutes West, 112.60 feet to an iron pin set near a utility pole; thence, South 78 Degrees 08 Minutes 32 Seconds West, 201.90 feet to an iron pin set; thence, South 78 Degrees 41 Minutes 11 Seconds West, 153.08 feet to an iron pin set; thence, South 09 degrees 00 Minutes 10 Seconds East, 407.34 feet to the point of beginning and containing 5.00 acres, of which 0.30 acres are out of Tact One and 4.7 acres are out of Tract Two.

Subject to all easements and rights of way of record.

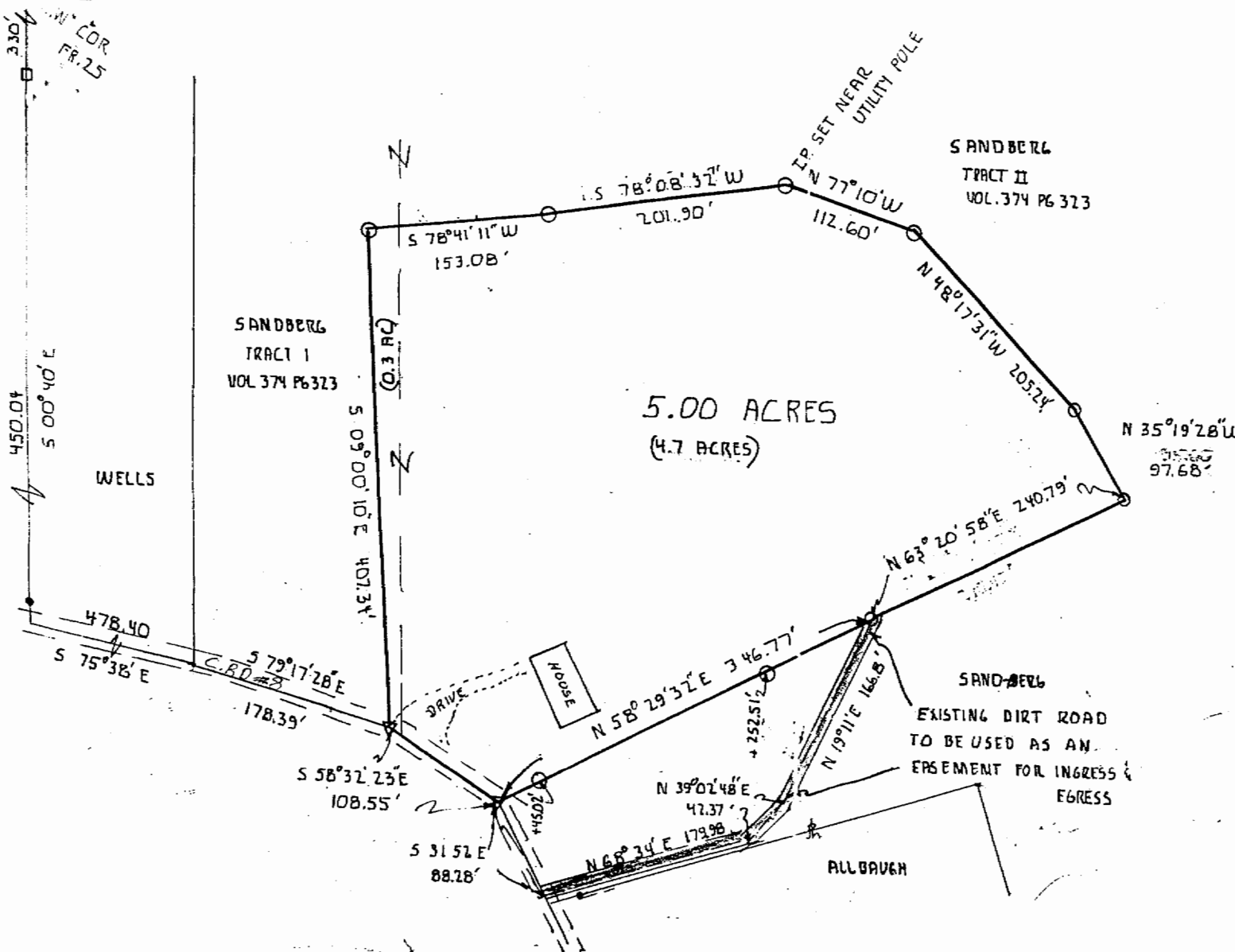
Also an easement for ingress and egress along an existing dirt lane and being more particularly described as follows:

Beginning at a point in County Road 8, said point being South 31 Degrees 52 Minutes East, 88.28 feet from the Southerly most corner of the above described tract; thence, North 68 Degrees 34 Minutes East, 179.98 feet to a point; thence, North 39 Degrees 02 Minutes 48 Seconds East, 42.37 feet to a point; thence, North 19 Degrees 11 Minutes East, 166.8 feet to an iron pin in the corner of the above described 5.00 acre tract and there to terminate.

John M. Branner P.S. 6805

WAT #20

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5.00 ACRES
(4.7 ACRES)



SCALE: 1" = 100'
○: IRON PIN SET
●: IRON PIN FD.

SURVEY OF A 5.00 ACRE TRACT IN FR. 25, S. 20, T. 11, R. 15, WATERLOO TWP., ATHENS Co., OHIO SURVEYED JULY 1989

John M. Branner
JOHN M. BRANNER P5.6805

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