

69.743 acres

P.I.D.# N010010073100  
(43.30 ac.)

P.I.D.# N020020016600  
(25.66 ac.)

50' easement for ingress and egress  
being 25' on each side of  
the former B&O Rail road  
right of way from  
Salem Road to 69.742 ac tract

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	2°16'18"	2814.93	111.61	55.81		
2	17°46'00"	1809.57	561.12	282.83	558.88	S 57° 23' 49" W
3	10°56'22"	2864.93	547.00	274.33	546.17	S 71° 45' 0" W

0' 400' 800' 1200'

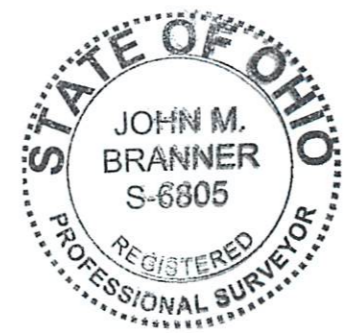
Scale 1 inch = 400 feet

- = iron pin found
- = iron pin set 5/8"x30" rebar w/ plastic I.D. cap

Bearings: N.A.D. 83 Grid North  
Ref. Docs.: Railroad Valuation map--tax plat--deeds  
railroad stationing based on intersection of C.R.9 / R.R. C.L.

Survey of a 69.743 Acre Tract  
in Section 3, T.11, R.15, Waterloo Twp.  
Athens County, Ohio

*John M. Branner*  
Surveyed September 2013  
John M. Branner P.S. 6805  
62 East First Street  
The Plains, Ohio 45780  
740-541-0350



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Ma Robinson*  
DATE: *9-25-13*

DESCRIPTION OF A 69.743 ACRE TRACT

Situated in Section 3, T. 11, R.15, Waterloo Township, Athens County, Ohio and being a part of Grantor's 6.63 acre tract (166-910 O.R.) being the former B&O Rail-Road and part of Grantor's 129.99 acre tract (351-379 D.R.).

Beginning at an iron pin found that bears North- 175 rods (deed) from the South-west corner of Section 3,

Thence, along the West-line of Section 3,

N 4° 35' 12" E 1451.34 feet to a point in the south right of way line of the former B&O Rail Road, an iron pin set in the center-line of said railroad bears North 04 degrees 35 minutes 12 seconds East, 77.49 feet;

Thence, along said Right of Way and the lines of The Athens Conservancy ( 489-983 O.R.)

S 66° 39' 12" E, 402.26 feet;

S 86° 52' 29" E, 145.36 feet;

S 63° 43' 34" E, 311.91 feet;

S 25° 36' 49" W, 32.00 feet;

S 63° 43' 55" E, 123.58 feet;

S 87° 09' 29" E, 108.52 feet;

S 72° 48' 3" E, 529.49 feet;

S 84° 48' 0" E, 153.29 feet;

S 71° 12' 4" E, 157.22 feet;

N 84° 42' 13" E, 145.23 feet;

S 83° 27' 1" E, 248.21 feet;

N 77° 16' 36" E, 237.76 feet;

N 7° 22' 42" W, 124.58 feet to a point on the North right of way line of The Former B&O Rail Road, passing an iron pin set in the center-line at 60.36 feet;

Thence, along the North Right of Way and the South -lines of Erwin (277-1000 O.R.):

N 75° 20' 23" E, 175.28 feet;

S 0° 55' 12" W, 31.67 feet;

N 78° 02' 17" E, 111.61 feet;

Thence, along a new line created by this survey:

S 4° 32' 32" W, 1180.36 feet to an iron pin set in Grantor's South-line, passing an iron pin set in the center-line at 52.42 feet;

Thence, along the South -lines of Byerman (297-611 O.R.), Carsey (167-499 O.R.) and Goldsberry (324-739 D.R.)

N 86° 52' 2" W, 2718.84 feet to the point of beginning and containing 69.743 acres of which 0.783 acres are out of Grantor's 6.63 acre tract, (166-910 O.R.), being the former B&O Rail-Road (P.I.D.# N020020016702) and 43.30 acres of which is out of Grantor's P.I.D. N010010073100 and 25.66 acres are out of P.I.D.#N020020016600 (351-379 D.R.).

Subject to all easements and rights of way of record

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

Basis of Bearing is Grid North N.A.D. 83

The above description is based on a field survey completed September 2013 by

John M. Branner P.S. 6805

*John M. Branner*

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: 9-25-13  
DATE: ma Robinson



DESCRIPTION OF A 50 FEET WIDE EASEMENT FOR INGRESS AND EGRESS

Situated in Section 3, T. 11, R.15, Waterloo Township, Athens County, Ohio and being an easement for ingress and egress running from County Road 9 to a 69.743 acre tract and being 25 feet on each side of the center-line of the former B& O Rail Road now in the name of A.W. Taylor et.al. (166-910 O.R.) Said center-line being more particularly described as follows:

Beginning at a point at the intersection of County Road 9 with center-line of the former B&O Rail Road,  
Thence, along the center-line of the former B&O Rail Road :  
South 48 degrees 30 minutes 49 seconds West, 396.40 feet to a point;  
Thence, on a curve to right 561.12 feet : Radius=1809.57 feet, chord= S 57-23-49 W, 558.88 feet'  
Thence, South 66 degrees 16 minutes 49 seconds West, 1063.20 feet ;  
Thence, on a curve to the right 547.00 feet: radius= 2864.93 feet, chord= S 71-45-00 W, 546.17 feet to an iron pin set in the east-line of the the 69.743 acre tract and there to terminate

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