



CIVIL ENGINEERING
ASSOCIATES

9015
Antares Avenue
Columbus, Ohio 43240
Tel. 614.433.9015
Fax 614.433.9513

14.309 Acres

Situated in L.L. 71 and L.L. 72 of Section 18 and 24 of Township 9, Range 14, Athens County, Ohio and being 14.309 acres of land out of an original 15.32 acre tract as conveyed to John. M. Branner of record in O.R. 196 Pg. 726, and being more particularly described as follows:

Beginning for reference at a railroad spike found in County Road 7 with the intersection of Athens Township Road 1027 and being the true point of beginning;

Thence continuing with the centerline of Johnson Road (Athens County Road 7), also being the westerly line of a tract of land conveyed to Virginia C. Gamertsfelder of record in O. R. 31, Page 649 and the northerly line of a tract of land as conveyed to Edward Cottingham of record in Deed Book 173, Page 428 and the easterly and southerly line of said John Branner tract the following nine courses;

- 1) South 21°58'02" East, a distance of 114.11 feet to a railroad spike set;
- 2) South 12°09'35" East, a distance of 241.35 feet to a railroad spike set;
- 3) South 04°43'33" East, a distance of 147.73 feet to a railroad spike set;
- 4) South 28°22'00" West, a distance of 70.67 feet to a railroad spike set;
- 5) South 51°37'30" West, a distance of 54.30 feet to a railroad spike set;
- 6) North 65°40'44" West, a distance of 60.87 feet to a railroad spike set;
- 7) North 72°52'37" West, a distance of 478.53 feet to a railroad spike set;
- 8) North 46°20'34" West, a distance of 600.69 feet to a railroad spike set;
- 9) North 54°28'41" West, a distance of 583.86 feet to a railroad spike set;

Thence North 13°05'36" East, crossing said Johnson Road, a distance of 69.00 feet to a found iron pipe with an iron cap (referenced at North 70°14'25" East, 0.72 feet) and the southeasterly corner of the Cemetery tract as recorded in D.B. 67, Page 95 and Deed Book 117, Page 366;

Thence North 00°04'11" West with the easterly line of said Cemetery tract together with the westerly line of said John. M. Branner tract, a distance of 224.80 feet to a found iron pipe with an iron cap (referenced at South 65°58'03" East, 0.45 feet) and being the northwesterly corner of said John M. Branner tract and the southwesterly corner of a tract of land as conveyed to The Messenger Publishing Company of record in O.R. 457, Page 112 and Deed Book 312, Page 559;

Thence with southerly line of said Messenger Publishing Company tract together with the northerly line of said John M. Branner tract the following two courses;

- 1) South 81°22'20" East, a distance of 30.60 feet to a found 3/4" rebar (referenced at North 59°59'21" East);
- 2) South 61°37'14" East, a distance of 846.87 feet to a 3/4 " rebar found (referenced at North 87°40'04" East, 0.85 feet);

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Thence South 76°47'00" East, continuing with the southerly line of said Messenger Publishing Company tract, a distance of 412.78 feet to 3/4" iron bar found (referenced at North 84°21'43" East, 0.66 feet) and being the northwesterly corner of 1.16 acre tract of land as conveyed to Athens Ohio Congregation of Jehovah's Witnesses of record in Deed Book 373, Pg.547;

Thence with the westerly line of said 1.16 acre tract together with the westerly line of said John M. Branner tract, the following three courses;

1) South 15°07'51" West, a distance of 86.78 feet to a found 1/2" iron bar (referenced at North 82°06'35" East, 0.72 feet);

2) South 15°32'00" East, a distance of 103.70 feet to a found 1/2" iron bar (referenced at North 73°15'12" East, 0.33 feet);

3) South 29°12'30" East, a distance of 138.42 feet to a found 1/2" bent iron bar (referenced at North 88°01'11" East, 0.37 feet) and the northwesterly corner of a 1.00 acre tract of land as conveyed to Enterprise Development Corporation of record in O.R. 242 Pg. 596;

Thence with the southerly and easterly line of said 1.00 acre tract together with the northerly and westerly line of said John M. Branner tract, and the centerline of Athens Township Road 1027 the following eleven courses;

1) South 60°59'07" West, a distance of 135.56 feet to a found 1/2" rebar (referenced at North 31°49'03" East, 0.48 feet);

2) South 23°50'04" West passing a found 1/2" rebar at a distance of 123.53 feet, a total distance of 143.53 feet to a railroad spike set in said centerline road;

3) South 66°32'30" East, a distance of 14.19 feet to a railroad spike set;

4) South 69°07'20" East, a distance of 69.00 feet to a railroad spike set;

5) South 78°44'27" East, a distance of 37.70 feet to a railroad spike set;

6) South 84°41'23" East, a distance of 34.90 feet to a railroad spike set;

7) North 86°04'30" East, a distance of 34.04 feet to a railroad spike set;

8) North 63°21'25" East, a distance of 36.08 feet to a railroad spike set;

9) North 36°21'45" East, a distance of 35.45 feet to a railroad spike set;

10) North 24°02'29" East, a distance of 39.10 feet to a railroad spike set;

11) North 08°05'11" East, a distance of 117.26 feet to a railroad spike set and being the northeasterly corner of said 1.00 acre tract and the southeasterly corner of said 1.16 acre tract;

Thence North 09°14'52" East with the easterly line of said 1.16 acre tract together with the westerly line of said John M. Branner tract, a distance of 220.88 feet to the true point of beginning and containing 14.309 acres of land more or less.

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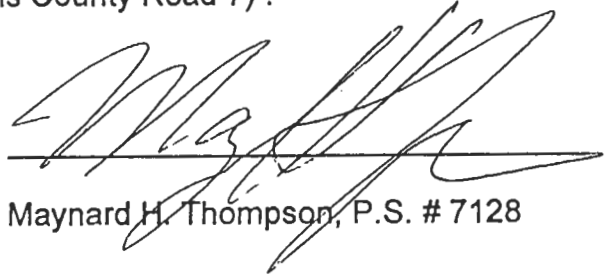


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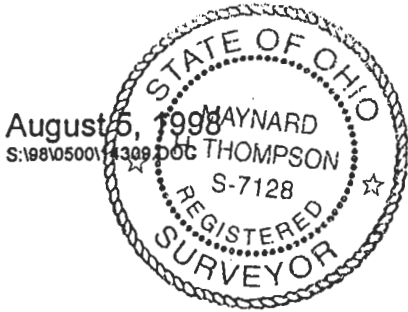
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This description was prepared by Civil Engineering Associates, Inc., Columbus, Ohio from an actual field survey performed in July 1998. The Basis of Bearing is South 21°58'02" East for the centerline of Johnson Road (Athens County Road 7).



Maynard H. Thompson, P.S. # 7128



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blause
DATE: 8-17-98

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