

**BRANNER SURVEYING
12500 N. PEACH RIDGE ROAD
ATHENS, OHIO 45701**

LOT#3

Situated in Section 25, T.5, R.13, Canaan Township, Athens County, Ohio and being a part of a tract of land as described in Volume 107, Page 315 of the Official Records of Athens County and being more particularly described as follows:

Commencing at the South-west corner of Section 25 , thence, North 01 degrees 01 minutes 24 seconds East, 184.8 feet to an iron pin set; Thence, South 85 degrees 03 minutes 10 seconds East, 594.00 feet to a point ; Thence, South 65 degrees 41 minutes 37 seconds East, 101.69 feet and being the point of beginning for the tract of land herein described:

Thence, along new line created by this survey:

N 16°14'19" E 766.75 feet, passing an iron pins set at 187.90 feet, 383.33 feet ,and 466.22 feet;

S 69°38'56" E 67.12 feet

S 72°53'56" E 198.07 feet

S 82°23'56" E 210.97 feet

S 40°28'16" E 206.62 feet

S 85°57'21" E 464.47 feet to a point in County Road 25;

Thence, along said road, S 40°21'43" E 69.94 feet to a rail road spike set;

Thence, leaving said road, N 85°57'21" W 534.41 feet to an iron pin set;

N 40°28'16" W 210.64 feet to an iron pin set

N 82°23'56" W 166.74 feet to an iron pin set'

S 16°33'46" W 725.32 feet to an iron pin set in Grantor's South-line

Thence, along said lines,:

N 89°59'36" W 73.42 feet to an iron pin set;

N 65°41'37" W 223.00 feet to the point of beginning and containing 6.249 Acres

Subject to all easements and rights of way of record.

Iron pins set are 5/8"x 30" long rebar with I.D. cap.

The above description is based on a field survey by John M. Branner P.S. 6805 completed October 2004



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

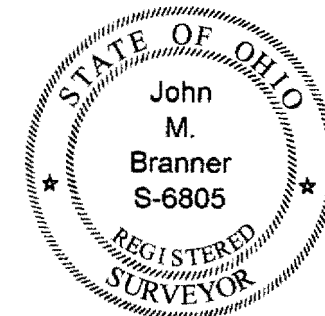
BY: J. Blausley
DATE: 10-14-04

SURVEY OF 6 LOTS
IN SECTION 25, T.5, R.13,
CANAAN TOWNSHIP
ATHENS COUNTY, OHIO
SURVEYED OCTOBER, 2004

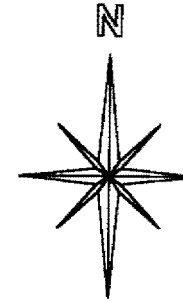
BY: *John M. Branner*
JOHN M. BRANNER P.S. 6805
12500 N. PEACH RIDGE ROAD
ATHENS, OHIO 45701
(740) 592-5778

Description Checked
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

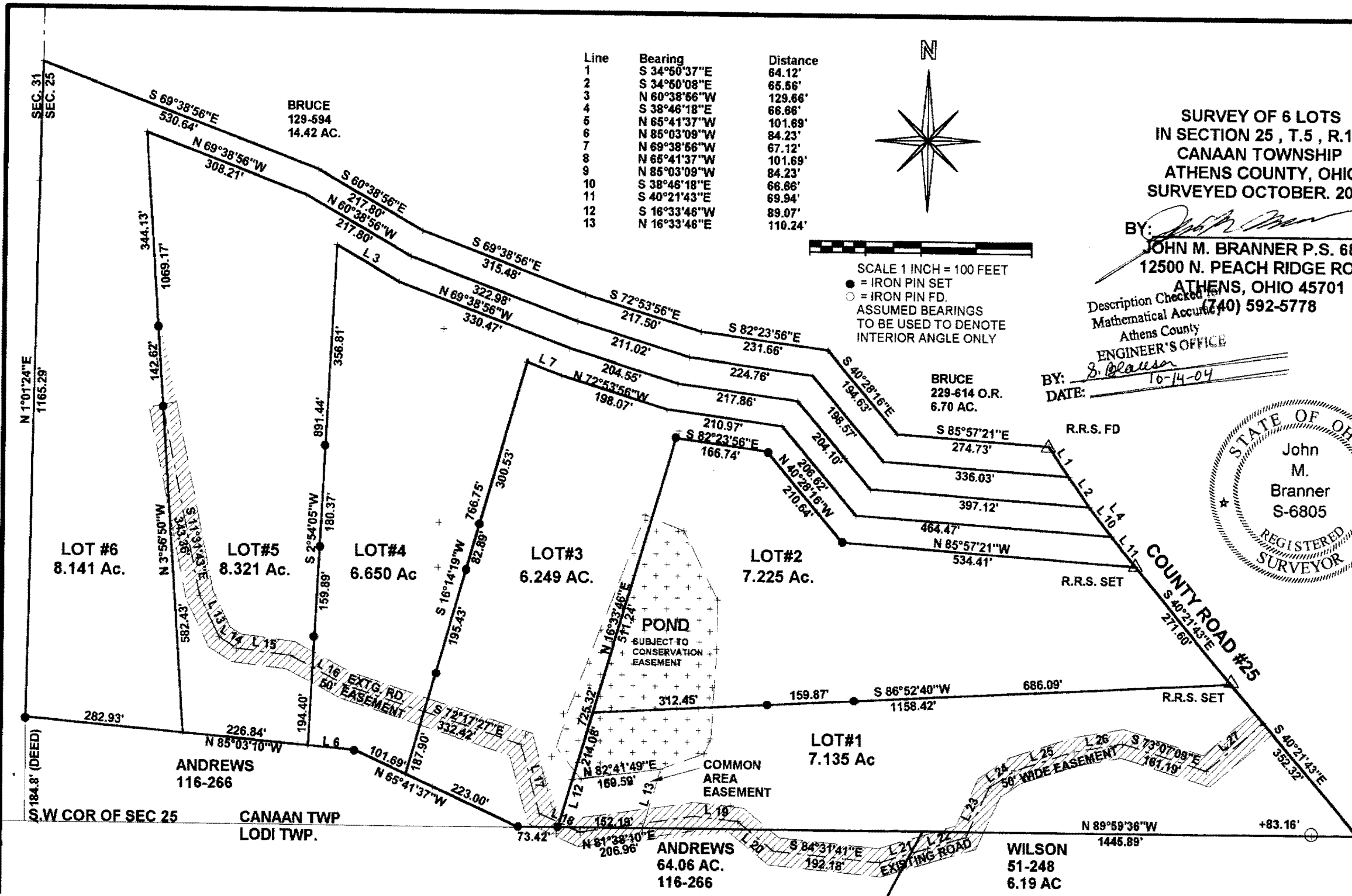
BY: *S. Blauson*
DATE: 10-14-04



Line	Bearing	Distance
1	S 34°50'37"E	64.12'
2	S 34°50'08"E	65.66'
3	N 60°38'56"W	129.66'
4	S 38°46'18"E	66.66'
5	N 65°41'37"W	101.69'
6	N 85°03'09"W	84.23'
7	N 69°38'56"W	67.12'
8	N 65°41'37"W	101.69'
9	N 85°03'09"W	84.23'
10	S 38°46'18"E	66.66'
11	S 40°21'43"E	69.94'
12	S 16°33'46"W	89.07'
13	N 16°33'46"E	110.24'



SCALE 1 INCH = 100 FEET
● = IRON PIN SET
○ = IRON PIN FD.
ASSUMED BEARINGS
TO BE USED TO DENOTE
INTERIOR ANGLE ONLY



BRUCE
229-614 O.R.
6.70 AC.

R.R.S. FD
R.R.S. SET
R.R.S. SET

COUNTY ROAD #25

POND
SUBJECT TO
CONSERVATION
EASEMENT

COMMON
AREA
EASEMENT

WILSON
51-248
6.19 AC

ANDREWS
64.06 AC.
116-266

ANDREWS
116-266

LOT #6
8.141 Ac.

LOT #5
8.321 Ac.

LOT #4
6.650 Ac.

LOT #3
6.249 AC.

LOT #2
7.225 Ac.

LOT #1
7.135 Ac

SEC. 31
SEC. 25

N 1°01'24"E
1165.29'

W COR OF SEC 25
CANAAN TWP
LODI TWP.

N 89°59'36"W
1445.89'