

BRANNER SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO

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

JOHN M. BRANNER
Registered Land Surveyor

TELEPHONE
(614) 592-5778

DESCRIPTION OF A 12.06 ACRE TRACT

Situated in Fractions 34 & 35 of Section 28, T.5, R. 13, Canaan Township, Athens County, Ohio and being a Part of Parcel One and Parcel Two of a tract of land as described in Volume 384, Page 499, Athens County Deed Records and being more particularly described as follows:

Commencing at a stone at the North-east corner of Section 28, thence, along the East-line of said Section South 02 Degrees 50 Minutes 17 Seconds West, 1407.04 feet to an iron Pin at the North-east corner of a 6.88 acre tract; thence, along the North-line of said tract South 89 Degrees 58 Minutes West, 492.52 feet to an iron Pin at the North-west corner of the 6.88 acre tract, said Pin being the Point of beginning for the tract of land herein described:

Thence, along the West-line of the 6.88 acre tract, South 02 Degrees 54 Minutes 14 Seconds West, 835.71 feet to an iron Pin set on the North-line of L.A. U.S. 50; thence, along said L.A. line South 84 Degrees 19 Minutes 34 Seconds West, 184.09 feet to an iron Pin set; thence, South 00 Degrees 02 Minutes West, 70.00 feet to a Point in the center-line of U.S. 50; thence, along the center-line of said road, North 89 Degrees 57 Minutes West, 638.46 feet to a Point; thence, leaving said road, North 06 Degrees 04 Minutes 55 Seconds East, 306.54 feet to an iron Pin set, passing an iron Pin set at 50.00 feet; thence, North 45 Degrees 07 Minutes 35 Seconds East, 212.90 feet to an iron Pin set; thence, North 48 Degrees 13 Minutes 51 Seconds East, 607.10 feet to an iron Pin set in the South-line of a 0.62 acre tract; thence, along the lines of said tract the following two courses South 41 Degrees 46 Minutes 09 Seconds East, 54.50 feet to an iron Pin set; thence, North 48 Degrees 13 Minutes 51 Seconds East, 155.31 feet to an iron Pin set; thence, North 89 Degrees 58 Minutes East, 75.73 feet to the Point of beginning and containing 12.06 acres of which 7.16 acres are out of Parcel One and 4.9 acres are out of Parcel Two. Fraction 34 contains 3.29 acres and Fraction 35 contains 8.77 acres.

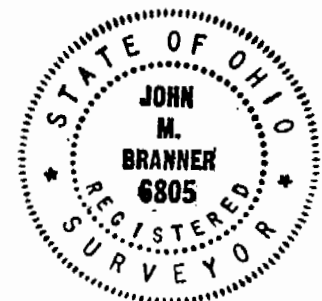
Subject to all easements and rights of way of record.

John M. Branner
John M. Branner, Registered for
Mathematical Accuracy
ATHENS COUNTY

ENGINEER'S OFFICE

BY *Bob Gichenberg*

DATE *2/5/86*



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-- SURVEY DATA --

TELEPHONE
(614) 592-5778

| LINE | BEARING | DISTANCE |
|------|-----------------|----------|
| A-B | S 02° 54' 14" W | 835.71' |
| B-C | S 84° 19' 34" W | 184.09' |
| C-D | S 00° 02' 00" W | 70.00' |
| D-E | N 89° 57' 00" W | 638.46' |
| E-F | N 06° 04' 55" E | 306.54' |
| F-G | N 45° 07' 35" E | 212.90' |
| G-H | N 48° 13' 51" E | 607.10' |
| H-I | S 41° 46' 09" E | 54.50' |
| I-J | N 48° 13' 51" E | 155.31' |
| J-K | N 89° 58' 00" E | 75.73' |

STONE FOUND AT
N.E. COR OF SEC 28

S 02° 50' 17" W 1407.04'

S 89° 58' W 492.52'

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AVATI LAND CO.

CITY OF ATHENS
0.62 AC.

CLL 15' EASEMENT
PARCEL TWO (4.9 AC.)
PARCEL ONE (7.10 AC.)
(8.77 AC.)

WALLACE 6.88 AC.

SURVEY OF A 12.06 ACRE TRACT
IN FR. 34 & FR. 35 SECTION 28,
T.5, R. 13, CANAAN TOWNSHIP
ATHENS COUNTY, OHIO
FOR AVATI LAND COMPANY
SURVEYED JANUARY 1986

John M. Branner
JOHN M. BRANNER P.S. 6805

SCALE 1" = 200'
● = IRON PIN SET

FR. 35
FR. 34

APPROX. 20' EASEMENT C & SOE
(NOT FIELD CHECKED)

12.06 AC.

JOHN M. BRANNER
Registered Land Surveyor
(29 AC.)

1.2 AC. IN R/W
OF COUNTY RD. 52

PREPARED BY:
BRANNER SURVEYING
RT3 PEACH RIDGE RD
ATHENS OHIO 592-5778

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