

BRANNER SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO

12500 N. PEACH RIDGE ROAD
ATHENS, OHIO 45701

JOHN M. BRANNER
Registered Land Surveyor

TELEPHONE
(614) 592-5778

DESCRIPTION OF A 16.27 ACRE TRACT

Situated in Section 31, T.5, R.13, Canaan Township, Athens County, Ohio and being more particularly described as follows:

beginning at an iron pin found at the South-east corner of Lot 30 of Hickory Hills Subdivision, thence, North 66 Degree 23 Minutes East, 10.00 feet to a point in County Road 25, thence, along said road, South 43 Degrees 00 Minutes 51 Seconds East, 160.79 feet to a point; thence, leaving said road, South 46 Degrees 21 Minutes 26 Seconds West, 170.74 feet to an iron pin set; thence, South 32 Degrees 57 Minutes 52 Seconds West, 1123.57 feet to an iron pin set; thence, North 59 Degrees 18 Minutes 50 Seconds West, 409.79 feet to a point at the North-east corner of Lot 45 of Hickory Hills Subdivision; thence, along the North-line of Phase 2 of said Subdivision, North 59 Degrees 25 Minutes West, 54.42 feet to a point; thence, North 69 Degrees 17 Minutes West, 252.8 feet to a point in the cul de sac of Stephen Circle; thence, along said cul de sac 261.8 feet on curve to the left with a radius of 50 feet to an iron pin found at the North-east corner of Lot 31 in said subdivision; thence, North 69 Degrees 17 Minutes West, 225.85 feet to a point; thence, North 07 Degrees 15 Minute West, 50.09 feet to a point; thence, along the Southernly lines of a 4.27 acre tract, North 74 Degrees 43 Minutes East, 324.79 feet to a point; thence North 56 Degrees 56 Minutes East, 362.67 feet to a point; at the South-west corner of Lot 22; thence, North 33 Degrees 14 Minutes East, 211.43 feet to a point; thence North 59 Degrees 20 Minutes East, 365.64 feet to a point; thence, North 54 Degrees 16 Minutes East, 272.94 feet to a point at the South-west corner of Lot 20; thence, North 56 Degrees 23 Minutes East, 150.75 feet to the point of beginning and containing 16.27 acres.

Grantor conveys to Grantee an easement for ingress and egress from the Easterly extension of Stephen Circle as platted on Phase #2 of Hickory Hills Subdivision along an existing drive to the south-line of the above described tract.

The above described tract is subject to 10 feet wide easement for ingress and egress to a 4.27 acre tract owned by James L. Cobban said 4.27 acre tract is recorded in Volume 61, Page 79.

Subject to all other easements and rights of way of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 8/27/09

[Signature]
John M. Branner P.S. 6805

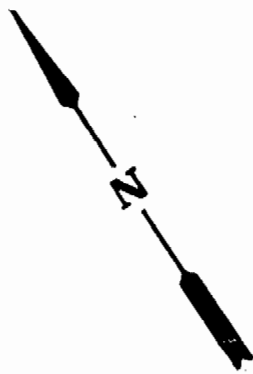
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CAN #31

PLAT OF SURVEY
 OF A 16.27 ACRE TRACT
 IN SEC. 31, T-5, R-13
 CANAAN TWP, ATHENS Co

BRANNER SURVEYING
 12500 N. PEACH RIDGE RD
 ATHENS, OHIO 45701

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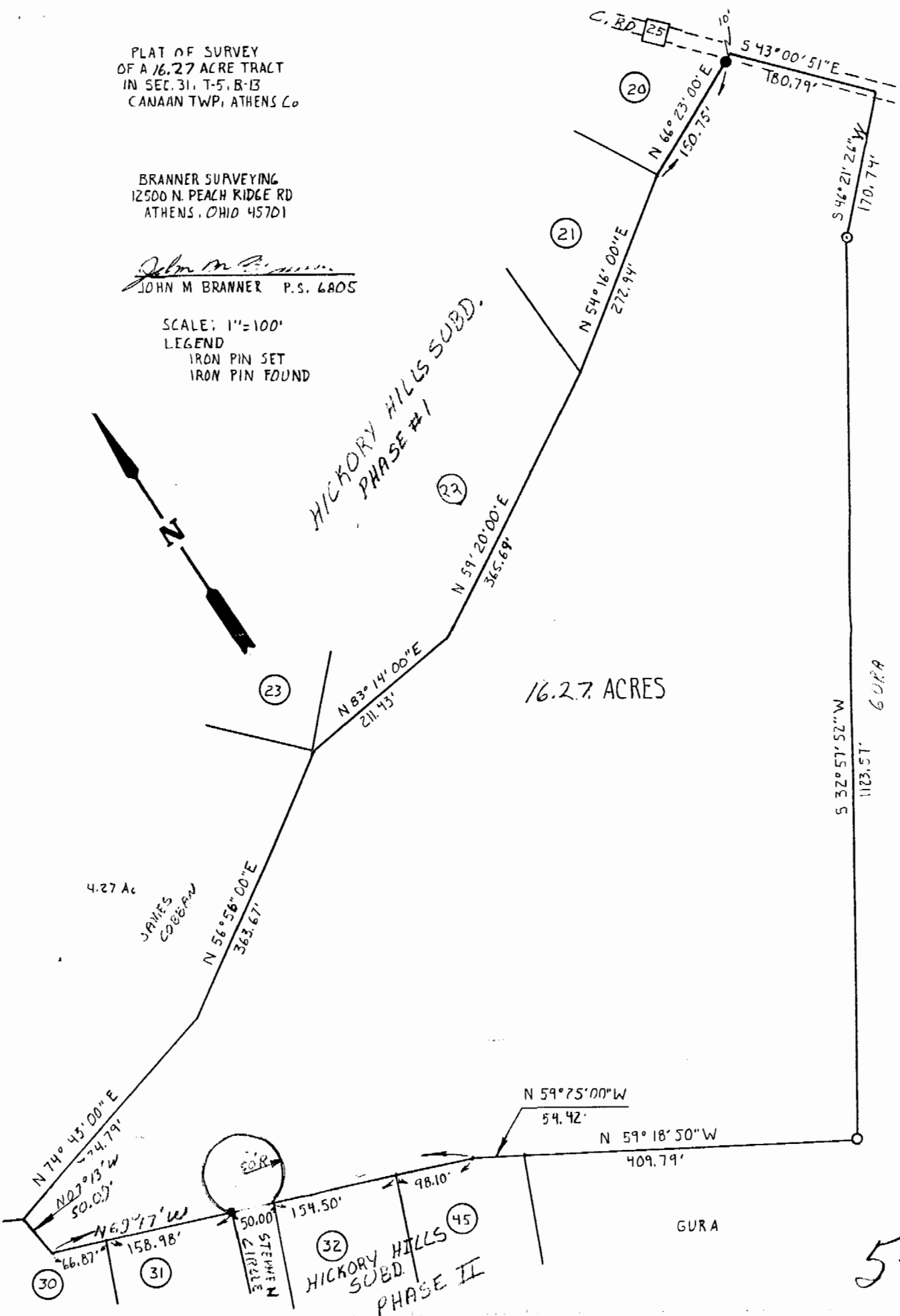
SCALE: 1"=100'
 LEGEND
 IRON PIN SET
 IRON PIN FOUND



HICKORY HILLS SUBD.
 PHASE #1

16.27 ACRES

4.27 Ac
 JAMES COBBEN



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