

BRANNER SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO

12500 N. PEACH RIDGE ROAD
ATHENS, OHIO 45701

JOHN M. BRANNER
Registered Land Surveyor

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(740) 592-5778

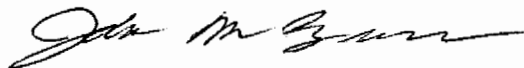
DESCRIPTION OF A 4.673 ACRE TRACT

Situated in Fraction 31, Sections 20 and 21, T. 5, R. 12, Carthage Township, Athens County, Ohio and being more particularly described as follows.
Commencing at an iron pin set, Bearing North 1 degree 15 minutes 40 seconds East, a distance of 326.85 feet from an iron pin found referenced by a stone found Bearing North 1 degree 15 minutes 40 seconds East, a distance of 0.34 feet, said point being the POINT OF BEGINNING;
thence, South 78 degrees 30 minutes 09 seconds West, a distance of 181.12 feet to a Rail Road Spike set in County road 53, passing an iron pin set at 146.64 feet;
thence, following said road, North 13 degrees 16 minutes 33 seconds West, a distance of 341.98 feet to a point;
thence, North 13 degrees 17 minutes 30 seconds West, a distance of 330.62 feet to a point, said point being the South-east corner of a 1.012 acre tract described in Volume 225 Page 734 Official Records of Athens County;
thence, following the East line of said 1.012 acre tract, North 8 degrees 02 minutes 18 seconds West, a distance of 37.99 feet to a point;
thence, leaving said East line and said road, North 74 degrees 37 minutes 47 seconds East, a distance of 211.99 feet to an iron pin set, passing an iron pin set at 11.37 feet;
thence, North 15 degrees 45 minutes 46 seconds East, a distance of 75.65 feet to an iron pin set;
thence, South 79 degrees 41 minutes 42 seconds East, a distance of 131.27 feet to an iron pin set;
thence South 1 degree 15 minutes 40 seconds West, a distance of 761.81 feet to the POINT OF BEGINNING; said described tract containing 4.673 acres (203,541.6639 square feet), 3.943 acres being out of Section 20 and 0.730 acres being out of Section 21.

Subject to all easements and right-of-ways of record.
All iron pins set are 5/8 inch x 30 inch long rebar.

The above description is based on a field survey completed March 1998 By: John M. Branner P.S. 6805, 12500 N. Peach Ridge Road, Athens, Ohio 45701 (740) 592-5778

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blause
DATE: 3-24-98



73

FANNIE
BERNARD
225-734 O.R.

BERNARD
246-133

N 8°02'18"W
37.99'

+11.37'

N 74°37'47"E
211.99'

N 15°45'46"E
75.65'

S 79°41'42"E
131.27'

SECTION 21 (0.730 ACRES)
SECTION 20 (3.943 ACRES)

4.673 ACRES

DARRELL L. &
BARBARA A.
COGAR
124-832
LOT "A" DWIGHTT W. DAVIS
SUBDIVISION

BERNARD
246-133

COUNTY ROAD 53

N 13°17'30"W
330.62'

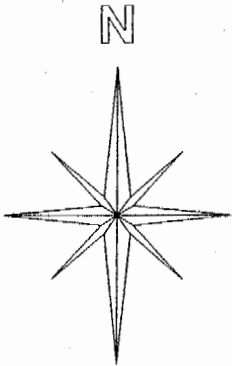
N 13°16'33"W
341.98'

S 1°15'40"W
761.81'

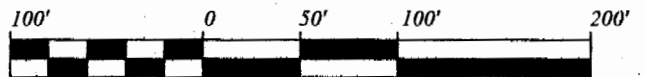
S 78°30'09"W
181.12'

+146.64'

P.O.B.
BEARING N 1°15'40"E, 326.85'
FROM AN IRON PIN FOUND,
REFERENCED BY A STONE FOUND
BEARING N 1°15'40"E, 0.34' FROM
THE SOUTH-WEST CORNER
OF THE EAST HALF OF
FRACTION 31, SECTION 20



Graphic Scale



1 INCH = 100 FEET

SURVEY OF A 4.673 ACRE TRACT
FRACTION 31, SECTION 20 & 21, T. 5, R. 12,
CARTHAGE TOWNSHIP, ATHENS COUNTY,
OHIO
SURVEYED MARCH 1998

- = IRON PIN SET
- = IRON PIN FOUND
- ▲ = RAIL ROAD SPIKE SET
- = STONE FOUND

BEARINGS ARE BASED ON A SURVEY
OF A 59.23 ACRE TRACT AND ARE USED
TO DENOTE ANGLES ONLY

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

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ATHENS COUNTY
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CAR# 20