

BRANNER SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO

12500 N. PEACH RIDGE ROAD
ATHENS, OHIO 46701

JOHN M. BRANNER
Registered Land Surveyor

TELEPHONE
(614) 592-5778

DESCRIPTION OF A 1.800 ACRE TRACT

Situated in Section 2, T.10, r.14, Dover Township, Athens County, Ohio and being more particularly described as follows:

Commencing at the North-east corner of Section 2, thence, South 04 Degrees 40 Minutes West, 2139 feet (daad) to a point; thence, South 81 Degrees 40 Minutes 05 Seconds West, 819.57 feet to a point; thence, South 77 Degrees 06 Minutes 35 Seconds West, 275.91 feet to an existing railroad spike in Sykes Road and being the North-west corner of a 1.84 acre tract; thence, along said road South 02 Degrees 52 Minutes 38 Seconds East, 26.00 feet to the POINT OF BEGINNING;

thence, South 2 degrees 52 minutes 38 seconds East, a distance of 24.00 feet to an existing railroad spike;

thence South 3 degrees 23 minutes 00 seconds East, a distance of 273.55 feet to a rail road spike set;

thence, leaving Sykes Road, South 87 degrees 42 minutes 12 seconds West, a distance of 111.80 feet to an iron pin set;

thence North 1 degrees 32 minutes 15 seconds East, a distance of 44.73 feet to an iron pin set;

thence South 74 degrees 31 minutes 55 seconds West, a distance of 188.49 feet to an iron pin set;

thence, along an existing fence, North 0 degrees 14 minutes 04 seconds West, a distance of 202.95 feet to an iron pin set;

thence South 74 degrees 31 minutes 48 seconds West, a distance of 56.12 feet to an iron pin set;

thence North 1 degrees 33 minutes 05 seconds East, a distance of 57.00 feet to a fence corner;

thence North 78 degrees 26 minutes 36 seconds East, a distance of 296.92 feet to an iron pin set;

thence, North 85 Degrees 57 Minutes 19 Seconds East, 37.39 feet to the POINT OF BEGINNING; said described tract containing 1.80 acres.

Subject to all easements and rights of way of record.

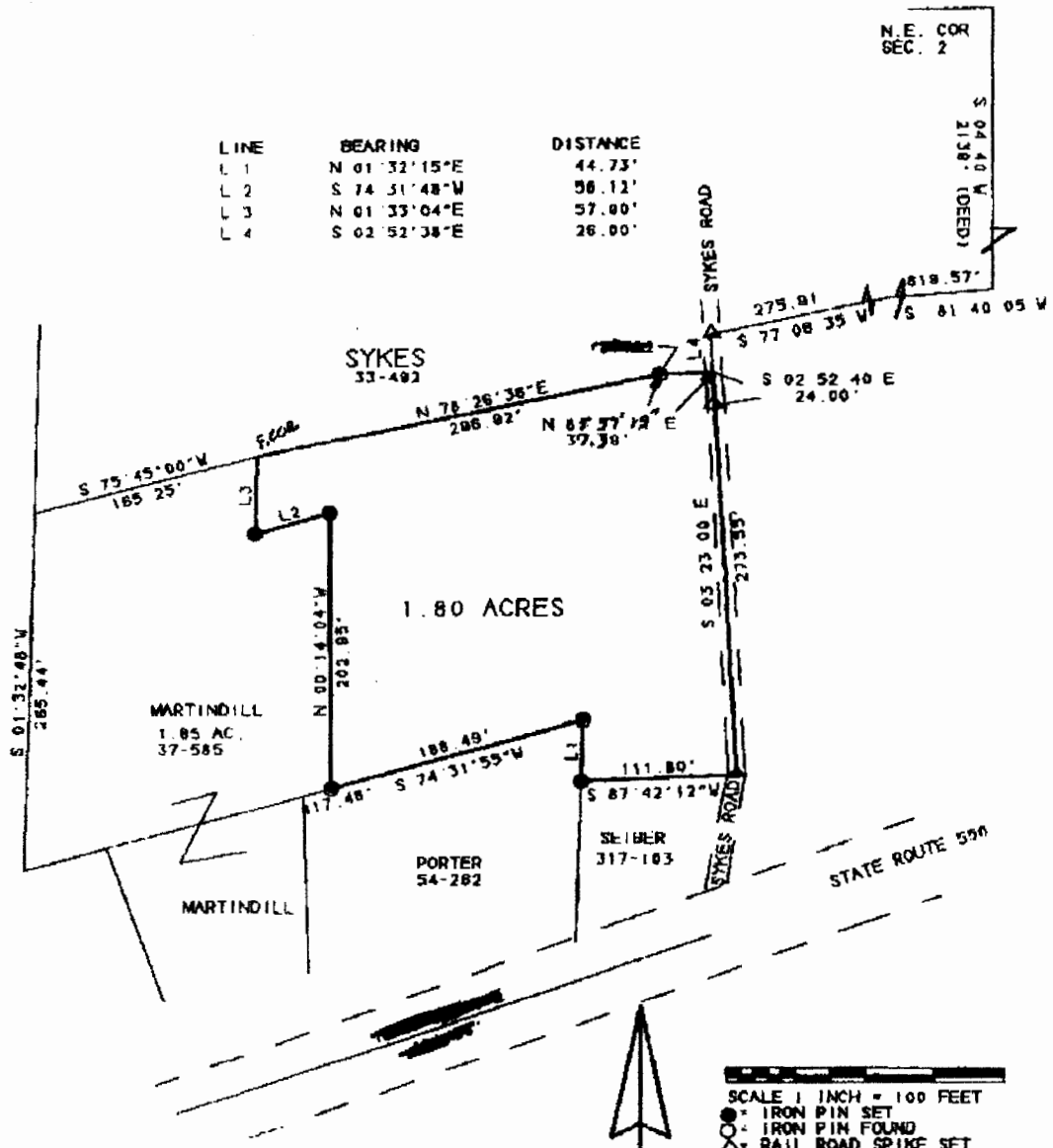
The above description is based on a field survey completed September 1995 by John M. Branner P.S. 6805

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausen
DATE: 9-22-95

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DOV# 2

| LINE | BEARING | DISTANCE |
|------|-----------------|----------|
| L 1 | N 01° 32' 15" E | 44.73' |
| L 2 | S 74° 31' 48" W | 56.12' |
| L 3 | N 01° 33' 04" E | 57.00' |
| L 4 | S 02° 52' 38" E | 26.00' |



SCALE 1 INCH = 100 FEET
 ● = IRON PIN SET
 ○ = IRON PIN FOUND
 △ = RAIL ROAD SPIKE SET
 △ = RAIL ROAD SPIKE FOUND
 BEARINGS BASED ON PREVIOUS SURVEY OF 1.84 ACRES

SURVEY OF A 1.80 ACRE TRACT
 IN SECTION 2, T. 10, R. 14
 DOVER TOWNSHIP, ATHENS CO. O.

SURVEYED SEPTEMBER 1995
 JOHN M. BRANNER P. S. 6805
 12500 N PEACH RIDGE ROAD
 ATHENS, OHIO 582-5778



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