

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 11.11 ACRE TRACT

Situated in Section 3, T.10, r.14, Dover Township, Athens County, Ohio and being more particularly described as follows:

Commencing at an iron pin at the North-west corner of the South-west Quarter of Section 3, thence, South 19 Degrees 01 Minutes 30 Seconds East, 1035.06 feet to an iron pin set, said pin being the point of beginning for the tract of land herein described:

Thence, North 55 Degrees 00 Minutes 03 Seconds East, 1450.04 feet to a point in Township Road 336, passing an iron pin set at 1420.04 feet; thence, along said road South 23 Degrees 30 Minutes East, 115.18 feet to a point; thence, South 21 Degrees 27 Minutes East, 170.13 feet to a rail- road spike set; thence, leaving said road, South 50 Degrees 58 Minutes West, 1501.82 feet to an iron pin set in Grantor's West-line, passing an iron pin set at 30 feet and 108.60 feet; thence, North 18 Degrees 4 Minutes 24 Seconds West, 400.00 feet to the point of beginning and containing 11.11 acres.

Subject to all easements and rights of way of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Susan [Signature]
DATE: 2-10-23

Dover #3

14

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DESCRIPTION OF A 29.42 ACRE TRACT

Situated in Section 3, T.10, r.14, Dover Township, Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin at the North-west corner of the South-west Quarter of Section 3, thence, North 41 Degrees 13 Minutes 30 Seconds East, 185.08 feet to an iron pin; thence, North 53 Degrees 36 Minutes 30 Seconds East, 220.97 feet to an iron pin; thence, North 64 Degrees 13 Minutes 30 Seconds East, 252.32 feet to an iron pin; thence, North 58 Degrees 50 Minutes 30 Seconds East, 292.30 feet to an iron pin; thence, North 80 Degrees 51 Minutes 40 Seconds East, 400.65 feet to a point in Township Road 326, passing an iron pin at 382.83 feet; thence, along said road, South 25 Degrees 02 Minutes East, 368.41 feet to a point; thence, South 27 Degrees 20 Minutes East, 232.84 feet to a point; thence, South 23 Degrees 30 Minutes East, 220.39 feet to a point; thence, thence. leaving said road, South 55 Degrees 01 Minutes 03 Seconds West, 1450.04 feet to an iron pin set in Grantor's West-line, passing an iron pin set at 30 feet; thence, North 18 Degrees 54 Minutes 24 Seconds West, 1035.06 feet to the point of beginning and containing 31.42 acres.

Excepting from the above a 2.0 acre tract as described in Volume 159, Page 563 and leaving after said exception 29.42 acres.

Subject to all easements and rights of way of record.

Description checked for
Mathematical Accuracy

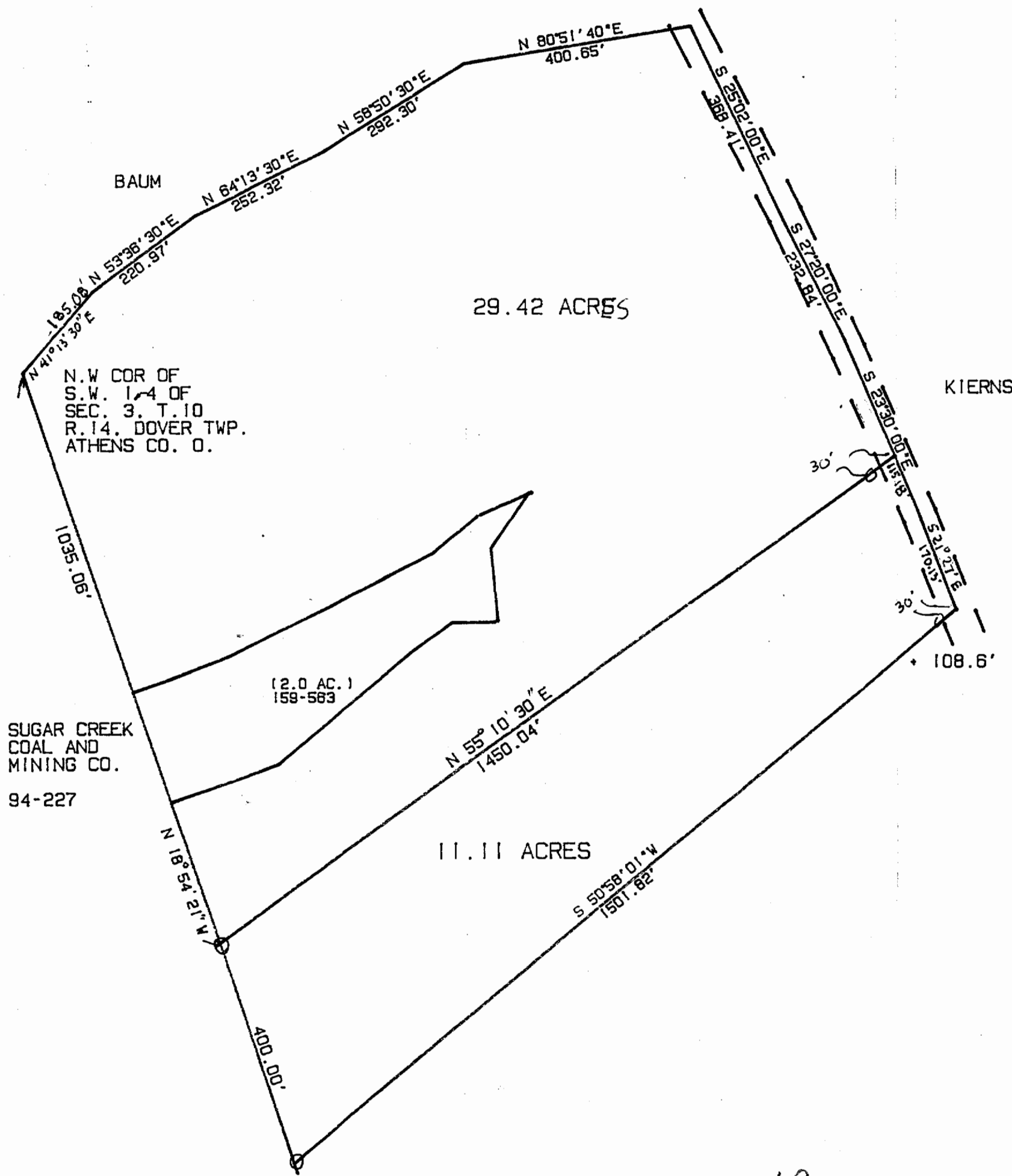
ATHENS COUNTY

ENGINEER'S OFFICE

BY:

DATE:

Steven W. Branner
2-18-93



SCALE 1"=200'
 ■ IRON PIN FOUND
 ■ IRON PIN SET

SURVEY OF A 11.11 ACRE TRACT AND A 29.42 ACRE TRACT
 IN SECTION 3, T.10, R.14, DOVER TOWNSHIP, ATHENS COUNTY, OH

SURVEYED DECEMBER 1992

JOHN M. BRANNER P.S. 6805
 12500 N. PEACH RIDGE ROAD
 ATHENS, OHIO 592-5778