

# BRANNER SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO



Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEERS OFFICE  
BY: S. Blausen  
DATE: 12-13-94  
12500 N. PEACH RIDGE ROAD  
ATHENS, OHIO 45701

JOHN M. BRANNER  
Registered Land Surveyor

TELEPHONE  
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## DESCRIPTION OF A 4.17 ACRE TRACT

Situated in Section 31 of T.10, R.14 Dover Township and Section 1, T. 12, R.15, York Township and being more particularly described as follows:

Commencing at a point in the center-line of County Road 110, said point bearing North 3 Degrees 36 Minutes East, 799.44 feet and North 86 Degrees 24 Minutes West, 409.14 feet from the a stone found at the South-east corner of River-lot 362; thence, along County Road 110, South 68 Degrees 52 Minutes 34 Seconds West, 200.49 feet to a point; thence, with a curve to the right 1739.63 feet ( radius = 2864.79 feet; long chord= South 86 Degrees 16 Minutes 20 Seconds West, 1713.02 feet ) to a point; thence, North 76 Degrees 19 Minutes 53 Seconds West, 602.10 feet to the point of beginning for the tract of land herein described:

thence, continuing along County Road 110, North 76 degrees 19 minutes 53 seconds West, a distance of 262.83 feet to a point; thence, along a curve, concave to the South a distance of 184.59 feet, and having a radius of 2984.89 feet, a central angle of 3 degrees 32 minutes 36 seconds, and a chord of 184.56 feet bearing North 78 degrees 05 minutes 44 seconds West; a distance of 184.59 feet;

thence, leaving said road, North 8 degrees 34 minutes 10 seconds East, a distance of 80.37 feet to an iron pin set, passing an iron pin set at 40.00 feet;

thence North 81 degrees 25 minutes 30 seconds West, a distance of 18.58 feet to an iron pin set;

thence South 8 degrees 34 minutes 10 seconds West, a distance of 79.93 feet to a point in County Road 110, passing an iron pin set at 39.93 feet;

thence, along said road on a curve, concave to the South, a distance of 63.90 feet and having a radius of 2984.89 feet, a central angle of 1 degrees 13 minutes 36 seconds, and a chord of 63.90 feet bearing North 80 degrees 50 minutes 14 seconds West ;

thence North 81 degrees 27 minutes 28 seconds West, a distance of 46.49 feet;

thence, leaving said road, North 8 degrees 34 minutes 42 seconds East, a distance of 306.74 feet, passing an iron pin set at 40.00 feet;

thence South 81 degrees 14 minutes 57 seconds East, a distance of 575.00 feet to an iron pin set;

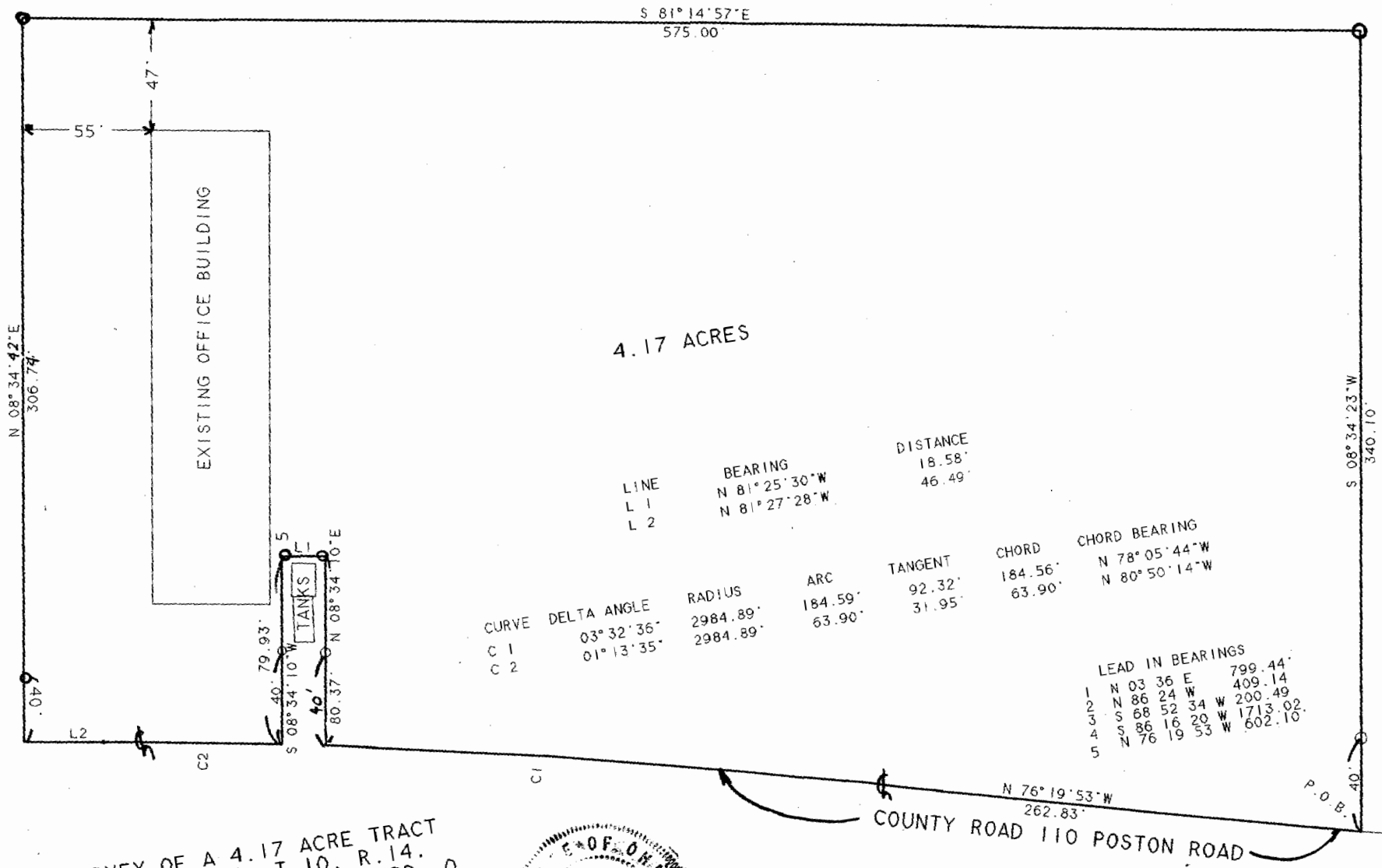
thence South 8 degrees 34 minutes 23 seconds West, a distance of 340.10 feet (passing an iron pin set at 300.10 feet to the POINT OF BEGINNING; said described tract containing 4.168 acres.

Subject to all easements and rights of way of record.

*John M. Branner*  
John M. Branner P.S. 6805 **113**

Don  
~~113~~  
#31

114



4.17 ACRES

LINE	BEARING	DISTANCE	CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
L 1	N 81°25'30\"W	18.58'	C 1	03°32'36\"	2984.89'	184.59'	92.32'	184.56'	N 78°05'44\"W
L 2	N 81°27'28\"W	46.49'	C 2	01°13'35\"	2984.89'	63.90'	31.95'	63.90'	N 80°50'14\"W

LEAD IN BEARINGS	LEAD IN BEARINGS	LEAD IN BEARINGS
1 N 03°36' E	799.44'	
2 N 86°24' W	409.14'	
3 S 68°52'34\" W	200.49'	
4 S 86°16'20\" W	1713.02'	
5 N 76°19'53\" W	602.10'	

SURVEY OF A 4.17 ACRE TRACT  
 IN SECTION 31, T.10, R.14,  
 DOVER TOWNSHIP, ATHENS CO., O.  
 SURVEYED DECEMBER 1994

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



N 76°19'53\"W  
 262.83'  
 COUNTY ROAD 110 POSTON ROAD

P.O.B. 40'