

BRANNER SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO

12500 N. PEACH RIDGE ROAD
ATHENS, OHIO 45701

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DESCRIPTION OF A 78.767 ACRE TRACT

Situated in Section 7, Town 10, Range 14, Dover Township, Athens County, Ohio, and being an existing 71.23 acre tract described in Volume 221 Page 84 Athens County Deed records and a 3.83 acre tract described in Volume 284 Page 455 Athens County Deed Records and being more particularly described as follows:

Commencing at the Southwest Corner of Section 7;
thence, following the West Section line, North 1 degree 18 minutes 18 seconds East, a distance of 1909.25 feet to an iron pin, passing an iron pin found at 961.00 feet, said iron pin being the POINT OF BEGINNING of the following described tract;
thence, North 1 degree 18 minutes 18 seconds East along said line, a distance of 1641.22 feet to a fence corner post at the southwest corner of a 25.58 acre tract described in Volume 352 Page 503 and 511 Athens County Deed Records;
thence, leaving said Section line and following said 25.58 acre tract, South 89 degrees 16 minutes 13 seconds East, a distance of 638.70 feet to a point;
thence North 1 degree 06 minutes 26 seconds East, a distance of 626.07 feet to an iron pin at the Western most corner of a 5.11 acre tract described in Volume 19 Page 871 Official records of Athens County;
thence, leaving said 25.58 acre tract and following said 5.11 acre tract, South 40 degrees 04 minutes 26 seconds East, a distance of 827.08 feet to an iron pin found at the Southwest corner of a 5.01 acre tract described in Volume 372 Page 617 Athens County Deed Records;
thence, leaving said 5.11 acre tract and following said 5.01 acre tract, South 88 degrees 38 minutes 32 seconds East, a distance of 227.13 feet to an iron pin found;
thence North 86 degrees 52 minutes 02 seconds East, a distance of 148.77 feet to a point in Township Road 322, passing an iron pin found at 131.28 feet;
thence, leaving said 5.01 acre tract and following said Road, South 33 degrees 19 minutes 05 seconds East, a distance of 84.93 feet to a point;
thence South 36 degrees 10 minutes 25 seconds East, a distance of 140.51 feet to a point;
thence South 56 degrees 02 minutes 40 seconds East, a distance of 45.00 feet to a point;
thence South 44 degrees 58 minutes 51 seconds East, a distance of 116.42 feet to a point;
thence North 61 degrees 28 minutes 12 seconds East, a distance of 22.60 feet to a point on the east right-of-way of said Road, referenced by an iron pin found Bearing North 61 degrees 28 minutes 12 seconds East, a distance of 44.94 feet;
thence, following said right-of-way, South 44 degrees 43 minutes 04 seconds East, a distance of 40.01 feet to a point;
thence, leaving said right-of-way, North 47 degrees 13 minutes 16 seconds East, a distance of 14.50 feet to a point;
thence South 1 degree 04 minutes 43 seconds West, a distance of 40.00 feet to a point in the aforementioned Township Road 322;
thence, following said Road, South 53 degrees 57 minutes 37 seconds East, a distance of 268.77 feet to a point East of said Road;
thence South 3 degrees 03 minutes 03 seconds East, a distance of 298.40 feet to a point in said Road;
thence South 2 degrees 03 minutes 11 seconds West, a distance of 282.25 feet to a point at the Northeast corner of a 10.00 acre tract described in Volume 172 Page 751 Official records of Athens county;
thence, leaving said road an following said tract, North 83 degrees 35 minutes 00 seconds West, a distance of 748.81 feet to an iron pin found, passing an iron pin found at 30.00 feet;
thence South 82 degrees 59 minutes 03 seconds West, a distance of 324.54 feet to an iron pin found;
thence South 24 degrees 12 minutes 27 seconds East, a distance of 337.09 feet to an iron pin found at the Northeast corner of a 5.01 acre tract described in Volume 380 Page 63 Athens County Deed Records;
thence, leaving said 10.00 acre tract and following said 5.01 acre tract, South 51 degrees 54 minutes 07 seconds West, a distance of 101.85 feet to an iron pin;

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thence South 28 degrees 32 minutes 52 seconds East, a distance of 520.21 feet to an iron pin in the North line of a 5.09 acre tract described in Volume 37 Page 329 Official records of Athens County; thence, leaving said 5.01 acre tract and following said 5.09 acre tract, South 60 degrees 36 minutes 02 seconds West, a distance of 165.35 feet to an iron pin in the North line of a 5.07 acre tract described in Volume 277 Page 342 Official Records of Athens County; thence, leaving said 5.09 acre tract and following said 5.07 acre tract, North 55 degrees 18 minutes 12 seconds West, a distance of 333.49 feet to an iron pin; thence South 3 degrees 26 minutes 31 seconds West, a distance of 99.24 feet to an iron pin at the Northeast corner of a 3.14 acre tract described in Volume 373 Page 573 Athens County deed records; thence, leaving said 5.07 acre tract and following said 3.14 acre tract, South 76 degrees 47 minutes 57 seconds West, a distance of 239.86 feet to an iron pin; thence South 13 degrees 45 minutes 54 seconds West, a distance of 289.35 feet to an iron pin; thence South 0 degrees 25 minutes 21 seconds East, a distance of 263.05 feet to an iron pin found at the Northwest corner of a 2.05 acre tract described in Volume 32 Page 869 Official records of Athens County; thence, leaving said 3.14 acre tract and following said 2.05 acre tract, South 3 degrees 00 minutes 22 seconds West, a distance of 94.32 feet to a point in County road 111; thence, leaving said 2.05 acre tract and following said road, North 87 degrees 37 minutes 17 seconds West, a distance of 78.57 feet to a point; thence North 88 degrees 13 minutes 36 seconds West, a distance of 205.27 feet to a point; thence South 89 degrees 56 minutes 47 seconds West, a distance of 69.63 feet to a point; thence South 81 degrees 58 minutes 12 seconds West, a distance of 58.81 feet to a point; thence South 67 degrees 27 minutes 52 seconds West, a distance of 49.23 feet to a point at the Southeast corner of a 5.09 acre tract described in Volume 379 Page 855 Athens County Deed Records; thence, leaving said Road and following said 5.09 acre tract, North 3 degrees 31 minutes 24 seconds East, a distance of 281.16 feet to an iron pin; thence North 15 degrees 32 minutes 12 seconds East, a distance of 367.10 feet to an iron pin; thence North 25 degrees 10 minutes 16 seconds West, a distance of 260.12 feet to an iron pin; thence North 70 degrees 59 minutes 28 seconds West, a distance of 195.91 feet to the POINT OF BEGINNING; said described tract containing 78.767 acres (3,431,100.2038 square feet), 4.406 acres being out of the aforementioned 3.83 acre tract and 74.361 acres being out of the aforementioned 71.23 acre tract.

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

The above description is based on a field Survey completed December 2000 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: J. Blausch
DATE: 1-2-01

