

# 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 31.31 ACRE TRACT

Situated in Section 9, Fractions 2 and 3 of T.9, R.14, Dover Township, Athens County, Ohio and being more particularly described as follows:

Beginning at a stone that bears east 2.5 chains (deed) from the South-west corner of Fraction 3,

thence North 83 degrees 27 minutes 24 seconds West, a distance of 820.87 feet to a stone;

thence North 10 degrees 53 minutes 55 seconds East, a distance of 782.06 feet to an existing pin at the South-west corner of a 10.03 acre tract (Vol. 66, Page 868);

thence, along the lines of said tract, South 88 degrees 46 minutes 43 seconds East, a distance of 558.54 feet to an existing pin;

thence North 23 degrees 58 minutes 41 seconds East, a distance of 157.38 feet to an existing pin;

thence North 12 degrees 35 minutes 58 seconds West, a distance of 253.53 feet to an existing pin;

thence North 0 degrees 33 minutes 11 seconds East, a distance of 121.61 feet to an existing pin at the South-west corner of 5.12 acre tract (Vol. 11 Page 841);

thence, with the line of said tract, South 65 degrees 49 minutes 29 seconds East, a distance of 118.85 feet to an existing pin;

thence North 18 degrees 11 minutes 20 seconds East, a distance of 509.85 feet to an existing pin;

thence North 11 degrees 00 minutes 11 seconds West, a distance of 186.62 feet to an existing pin;

thence North 14 degrees 31 minutes 48 seconds West, a distance of 221.55 feet to an existing pin;

thence North 23 degrees 29 minutes 47 seconds West, a distance of 88.48 to a point in Dover Township road 324, passing an existing pin at 76.98 feet; thence, along said road, South 76 degrees 23 minutes 29 seconds East, a distance of 369.74 feet to a point at the North-west corner of a 1.31 acre tract;

thence, leaving said road and along said tract, South 3 degrees 52 minutes 34 seconds West, a distance of 81.14 feet;

thence South 6 degrees 42 minutes 56 seconds East, a distance of 219.60 feet to an existing pin;

thence South 73 degrees 32 minutes 23 seconds East, a distance of 129.90 feet to an existing pin at the South-east corner of said 1.31 acre tract;

thence, along the lines of a 7.92 acre tract Vol. 282. Page 345), South 24 degrees 14 minutes 57 seconds West, a distance of 113.31 feet to an iron pin set at a fence corner;

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thence South 51 degrees 26 minutes 23 seconds East, a distance of 264.00 feet to an iron pin set at a fence corner at the Southeast corner of said 7.92 acre tract;  
thence, along the East-line of a 30.79 acre tract (Vol. 314, Page 407), South 23 degrees 57 minutes 01 second West, a distance of 1536.10 feet to the POINT OF BEGINNING; said described tract containing 31.305 acres.  
Subject to all easements and rights of way of record.

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

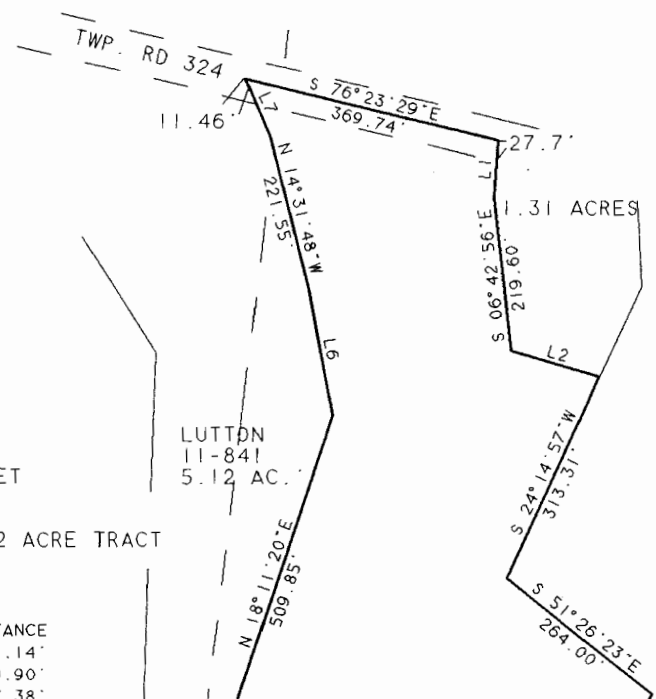
Description checked for  
mathematical accuracy  
ATHENS COUNTY  
ENGINEERS OFFICE  
By: S. Blausen  
DATE: 4-20-95

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SCALE 1 INCH = 200 FEET  
 - IORN PIN SET  
 - IORN PIN FOUND  
 BEARINGS BASED ON 5.12 ACRE TRACT

LINE	BEARING	DISTANCE
L 1	S 03° 52' 34" W	81.14'
L 2	S 73° 32' 23" E	129.90'
L 3	N 23° 58' 41" E	157.38'
L 4	N 00° 33' 11" E	121.61'
L 5	S 65° 49' 29" E	118.85'
L 6	N 11° 00' 11" W	186.62'
L 7	N 23° 29' 47" W	88.48'



LUTTON  
 11-841  
 5.12 AC.

1.31 ACRES

31.305 ACRES

MELVILLE  
 66-868  
 10.03 AC.

(11.66 ACRES  
 IN FRACTION 2

SURVEY OF A 31.305 ACRE TRACT  
 IN FRACTION 2 AND FRACTION 3  
 IN SECTION 9, T.10, R.14  
 DOVER TOWNSHIP, ATHENS CO., O.  
 SURVEYED APRIL 1994  
*John M. Branner*  
 JOHN M. BRANNER P.S. 6805  
 12500 N. PEACH RIDGE ROAD  
 ATHENS, OHIO 614-592-5778

MCCUNE

STONE

SEC. 9  
 SEC. 8

PAUL E AND DONNA M. BROWN  
 255-581 19.43 ACRES

TO BE CONVEYED WITH TRACT  
 TO THE NORTH

45

DOV#9