

Description Approved
Jill A. Thompson
Athens County Auditor

BRANNER SURVEYING
12500 N. PEACH RIDGE ROAD
ATHENS OHIO
PHONE 740-592-5778

DESCRIPTION OF A 7.320 ACRE TRACT

Situated in Section 31, T.10, R.14, Dover Township, Athens County, Ohio and being more particularly described as follows:

Commencing at the South-east corner of River-lot 362, thence, North 74 degrees 37 minutes 20 seconds West, 2944.27 feet to a point in County Road 110 (Poston Road), and the South-east corner of a 4.17 acre tract as described in Volume 189, Page 741 of the Official Records of Athens County; thence, along the East-line of said tract, North 08 degrees 33 minutes 25 seconds East, 340.12 feet to an iron pin in the South-line of a 12.656 acre tract (365-1868 O.R.); thence, along said South-line South 81 degrees 18 minutes 39 seconds East, 575.21 feet to an iron pin set said pin being the point of beginning for the tract of land herein described:

Thence, along a new line created by this survey, N 9°30'47" E, 437.64' to an iron pin set in the south right of way line of County Road 110-;

Thence, along said right of way:

- N 70°56'58" E, 255.72' passing an iron pin found at 70.33 feet;
- Curve to the right: Arc=98.26', Chord Bearing=N 79°41'36" E, 97.87', Radius=320.18'
- N 88°29'34" E, 34.82'
- Curve to the right: Arc=130.45, Chord Bearing=S 79°50'27" E, 129.55' Radius=320.18'
- S 68°05'47" E, 118.85'
- S 21°52'28" W, 15.00'
- S 68°30'24" E, 49.00'

Thence, leaving said right of way and along the west-line of the Community Improvement Corp. tract (159-234);

- S 39°52'57" W, 131.90' to a point where an iron pin (deed) bears North 79 degrees 01 minutes 01 seconds West, 23.70' from corner;
- S 0°00'00" E, 243.15'
- S 50°00'00" W, 246.97' to the north-east corner of the aforementioned 7.353 acre tract;

Thence, along the North-line of the aforementioned 7.353 acre tract:

N 81°18'39" W, 454.40' (passing existing iron pins at 379.49' and 433.40 feet to the point of beginning and containing 7.320 acres of which 0.715 acres are out of the 12.656 acre tract as recorded in 365-1868 O.R.

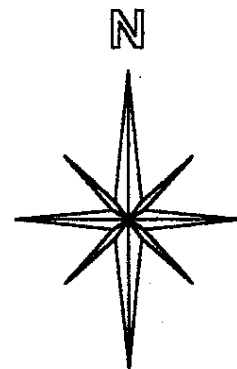
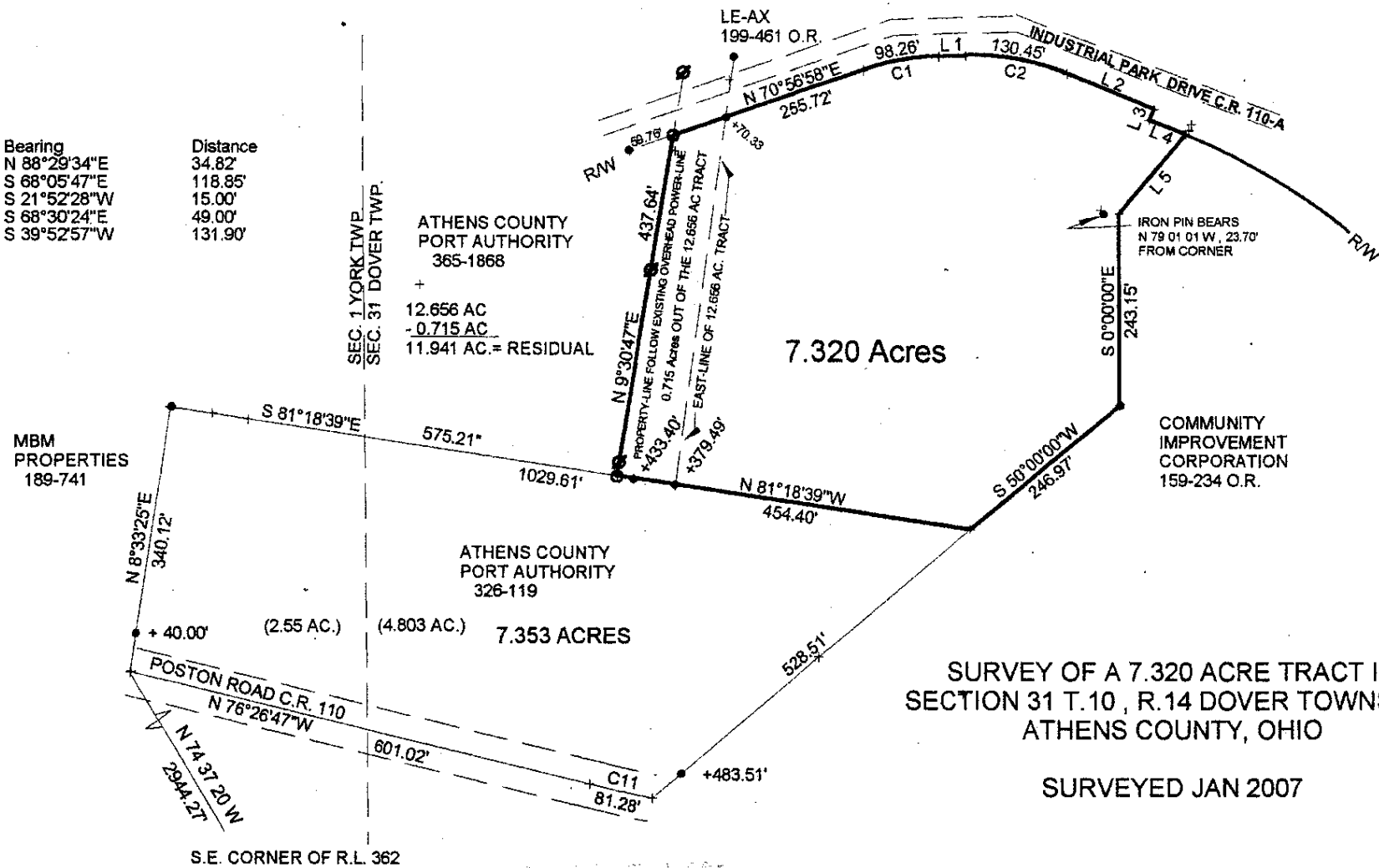
Subject to all easements and rights of way of record.

The above description was prepared by John M. Branner P.S. 6805 and was based on a survey completed January 2007.

S. Blause
1-19-07

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	17°35'00"	320.18	98.26	49.52	97.87	N 79°41'36"E
2	23°20'40"	320.18	130.45	66.14	129.55	S 79°50'27"E
11	1°37'32"	2864.79	81.28	40.64	81.28	N 77°08'40"W

Line	Bearing	Distance
1	N 88°29'34"E	34.82'
2	S 68°05'47"E	118.85'
3	S 21°52'28"W	15.00'
4	S 68°30'24"E	49.00'
5	S 39°52'57"W	131.90'



SCALE 1 INCH = 200 FEET
 ● = EXISTING IRON PIN
 ○ = IRON PIN SET
 ⊕ = POWER POLE

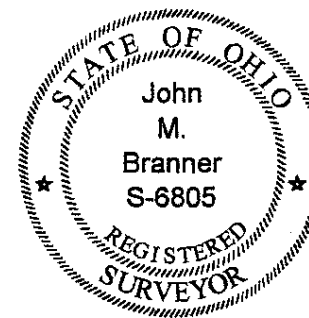
REFERENCE DOCUMENTS:
 SURVEY OF A 15.00 ACRE TRACT
 BY KENNETH E. HIGHLAND S-7581 (AUG. 1996)
 CANTER SURVEY 1-11-04
 DEDICATION PLAT C.R.110-A PLAT RECORD 494-B 495-A
 TAX PLAT - DEEDS

SURVEY OF A 7.320 ACRE TRACT IN SECTION 31 T.10, R.14 DOVER TOWNSHIP ATHENS COUNTY, OHIO

SURVEYED JAN 2007

BY: *John M. Branner*
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Instrument
 200700000715
 Book Page
 407-252