

Situated in Section 23, T.5, R.11, Troy Township, Athens County, Ohio and being the former B & O Railroad Right of Way and being more particularly described as follows:

Commencing for reference at the South-west corner of the South-east Quarter of Section 23, thence, North, 12.83 chains (deed) to a point on the South Right of way line of the former B&O railroad right of way;

thence, North 52 Degrees 59 Minutes 30 Seconds East, 133.45 feet to a point in County Road 59, said point being the point of beginning for the tract of land herein described:

thence, along said road, North 13 Degrees 43 Minutes 35 Seconds West, 24.47 feet to a point;

thence, North 11 Degrees 01 Minutes 53 Seconds East, 86.30 feet to a point;

thence, North 36 Degrees 07 Minutes 10 Seconds East, 150.41 feet to a point;

thence, North 17 Degrees 43 Minutes 04 Seconds East, 71.29 feet to a point in the North Right of Way of the former B&O Railroad;

thence, along said right of way, North 52 degrees 59 minutes 30 seconds East, a distance of 75.00 feet to a point of curvature of a tangent curve, concave to the Southeast, having a radius of 1357.45 feet and a central angle of 14 degrees 03 minutes 01 seconds, and a chord of 332.04 bearing North 60 Degrees 01 Minutes East, 332.04 feet; thence Northeast along said curve, a distance of 332.88 feet to a point;

thence South 22 degrees 57 minutes 30 seconds East, a distance of 100.00 feet (passing the center of Skunk Run at 50 feet) to a point on the South Right of Way line of the Former B & O Railroad said point being a point of curvature of a non-tangent curve, concave to the Southeast, having a radius of 1257.45 feet, a central angle of 14 degrees 03 minutes 01 second, and a chord of 307.58 feet bearing South 60 degrees 01 minute 00 seconds West; thence Southwest along said curve, a distance of 308.35 feet; thence South 37 degrees 00 minutes 30 seconds East, a distance of 65.00 feet;

thence South 52 degrees 59 minutes 30 seconds West, a distance of 350.98 feet; the POINT OF BEGINNING; said described tract containing 1.63 acres.

Subject to all easements and rights of way of record.

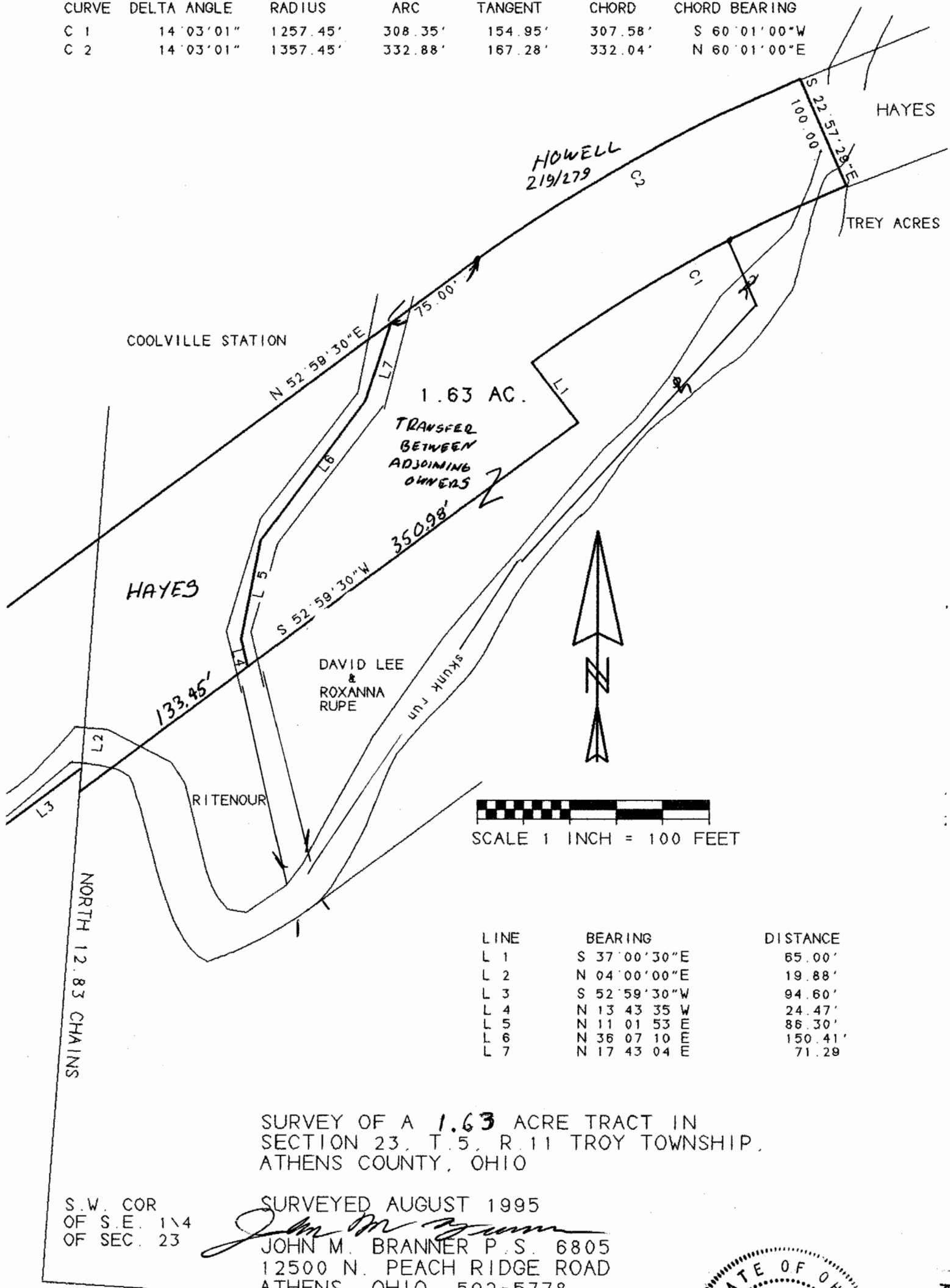
The above tract is to be continuous and contiguous with the tract to the South.


John M. Branner P.S. 6805

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: L. Blause
DATE: 12-28-95

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CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	14°03'01"	1257.45'	308.35'	154.95'	307.58'	S 60°01'00"W
C 2	14°03'01"	1357.45'	332.88'	167.28'	332.04'	N 60°01'00"E



LINE	BEARING	DISTANCE
L 1	S 37°00'30"E	65.00'
L 2	N 04°00'00"E	19.88'
L 3	S 52°59'30"W	94.60'
L 4	N 13°43'35"W	24.47'
L 5	N 11°01'53"E	86.30'
L 6	N 36°07'10"E	150.41'
L 7	N 17°43'04"E	71.29'

SURVEY OF A 1.63 ACRE TRACT IN SECTION 23, T. 5, R. 11 TROY TOWNSHIP, ATHENS COUNTY, OHIO

SURVEYED AUGUST 1995
John M. Branner
 JOHN M. BRANNER P.S. 6805
 12500 N. PEACH RIDGE ROAD
 ATHENS, OHIO 592-5778



TREY #23

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S.W. COR
 OF S.E. 1/4
 OF SEC. 23