

BRANNER SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO

12500 N. PEACH RIDGE ROAD
ATHENS, OHIO 45701

JOHN M. BRANNER
Registered Land Surveyor

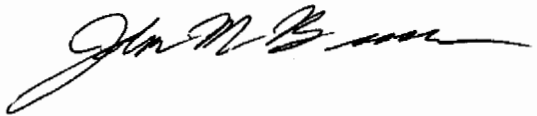
TELEPHONE
(614) 592-5778

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 and being the POINT OF BEGINNING;

\thence, North 4 degrees 00 minutes 00 seconds East, a distance of 19.88 feet;
\thence South 52 degrees 59 minutes 30 seconds West, a distance of 94.60 feet;
\thence North 37 degrees 00 minutes 30 seconds West, a distance of 150.00 feet, passing an iron pin set at 100.00 feet to a point on the North right of way of the former B & O Railroad right of way;
\thence North 52 degrees 59 minutes 30 seconds East, a distance of 611.56 feet to a point where an iron pin set bears South 37 Degrees 00 Minutes 30 Seconds East, 50 feet, said point being 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;
thence Northeast along said curve, a distance of 332.88 feet to a point; LONG CHORD $R = N 60^{\circ} 01' E, 332.04'$
\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 530.00 feet; the POINT OF BEGINNING; said described tract containing 3.022 acres.

Subject to all easements and rights of way of record.

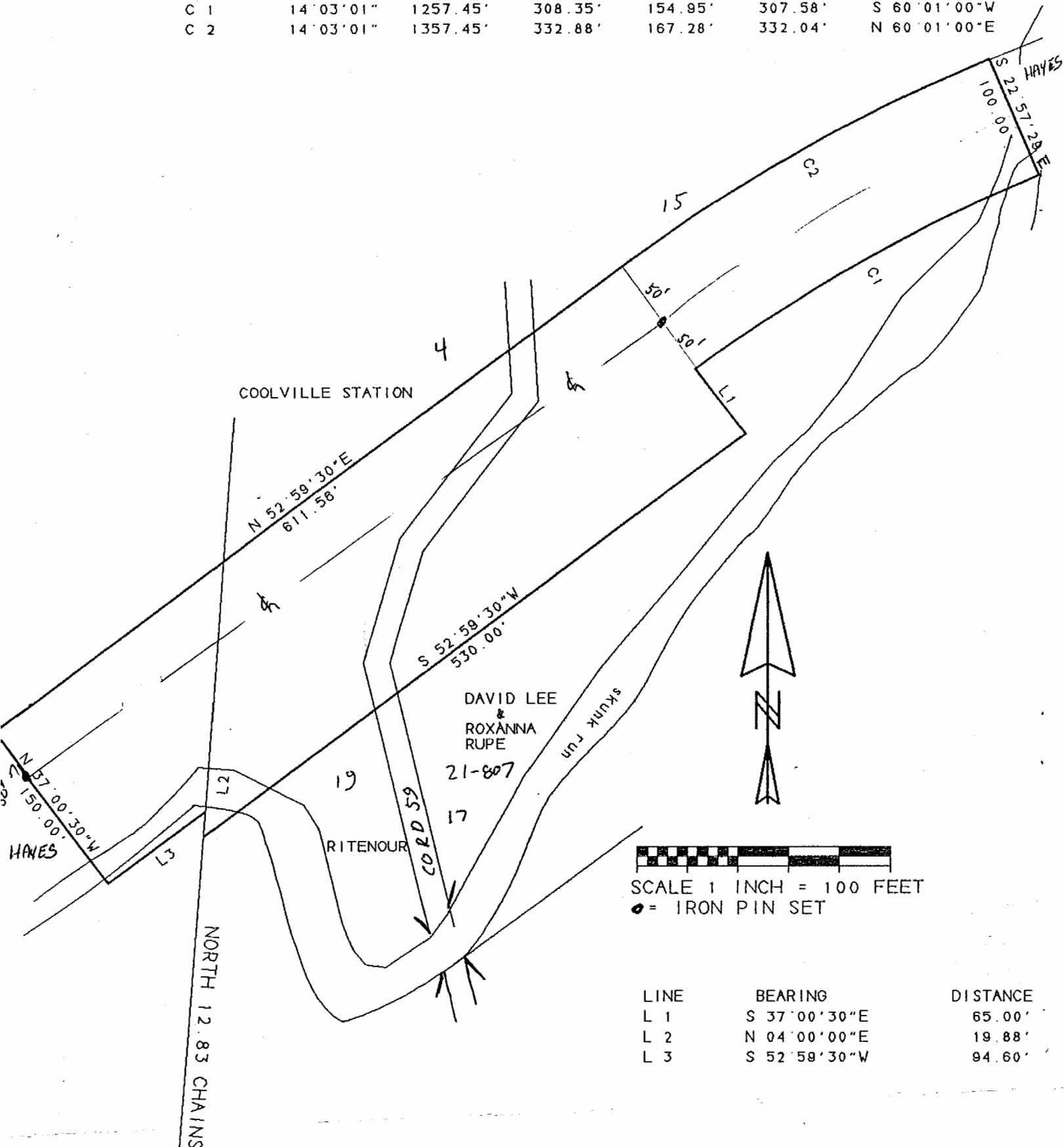


Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Beason
DATE: 8-17-95

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TRV # 23

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



SCALE 1 INCH = 100 FEET
 ● = IRON PIN SET

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°58'30"W	94.60'

SURVEY OF A 3.022 ACRE TRACT IN SECTION 23, T.5, R.11 TROY TOWNSHIP, ATHENS COUNTY, OHIO

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

SURVEYED AUGUST 1995
John M. Branner
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