

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 27.05 ACRE TRACT

Situated in Section 33, T.7, R.12, Bern Township, Athens County, Ohio and being all of that tract as described in Volume 40, Page 475 of the Official Records of Athens County that is South of State Route 550 and being more particularly described as follows:

Beginning at a point in State Route 550, said point bearing East, 20.75 chains and South 44.57 chains from the North-west corner of Section 33, Bern Township, thence, along State Route 550 the following bearings and distances:

- North 48 Degrees 58 Minutes 19 Seconds East, 348.24 feet
- North 60 Degrees 19 Minutes 19 Seconds East, 221.46 feet
- North 62 Degrees 04 Minutes East, 439.45 feet
- North 61 Degrees 21 Minutes 54 Seconds East, 206.21 feet
- North 60 Degrees 57 Minutes East, 339.41 feet
- North 56 Degrees 36 Minutes 54 Seconds East, 85.12 feet

Thence, leaving said road and along Grantor's East-line, South 03 Degrees 30 Minutes West, 560.0 feet to a point in the Hyde Fork of Federal Creek, passing iron pins set at 39.54 feet and 488.1 feet; thence, with the meandering of said creek the following bearings and distances:

- South 75 Degrees 35 Minutes 45 Seconds West, 67.21 feet
- South 38 Degrees 53 Minutes West, 192.88 feet
- South 36 Degrees 36 Minutes 39 Seconds West, 172.16 feet
- South 40 Degrees 45 Minutes 18 Seconds West, 190.94 feet
- South 17 Degrees 08 Minutes 10 Seconds West, 133.52 feet
- South 23 Degrees 46 Minutes 52 Seconds West, 378.27 feet
- South 51 Degrees 30 Minutes West, 114.84 feet
- South 50 Degrees 30 Minutes West, 83.82 feet
- North 65 Degrees 41 Minutes 41 Seconds West, 270.37 feet
- South 55 Degrees 00 Minutes West, 237.60 feet
- South 36 Degrees 30 Minutes West, 201.30 feet
- South 16 Degrees 00 Minutes West, 146.52 feet
- South 22 Degrees 00 Minutes West, 198.00 feet

Thence, leaving said creek and along Grantor's West-line, North 03 Degrees 30 Minutes East, 1266.23 feet (passing iron pins set at 602.25 feet and 1229.2 feet) to the point of beginning and containing 27.05 acres after excepting 1.75 acres of right of way of the Toledo and Ohio Central Extension Railroad.

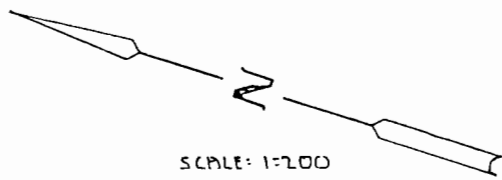
Subject to all easements and right of way of record.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: _____
DATE: _____

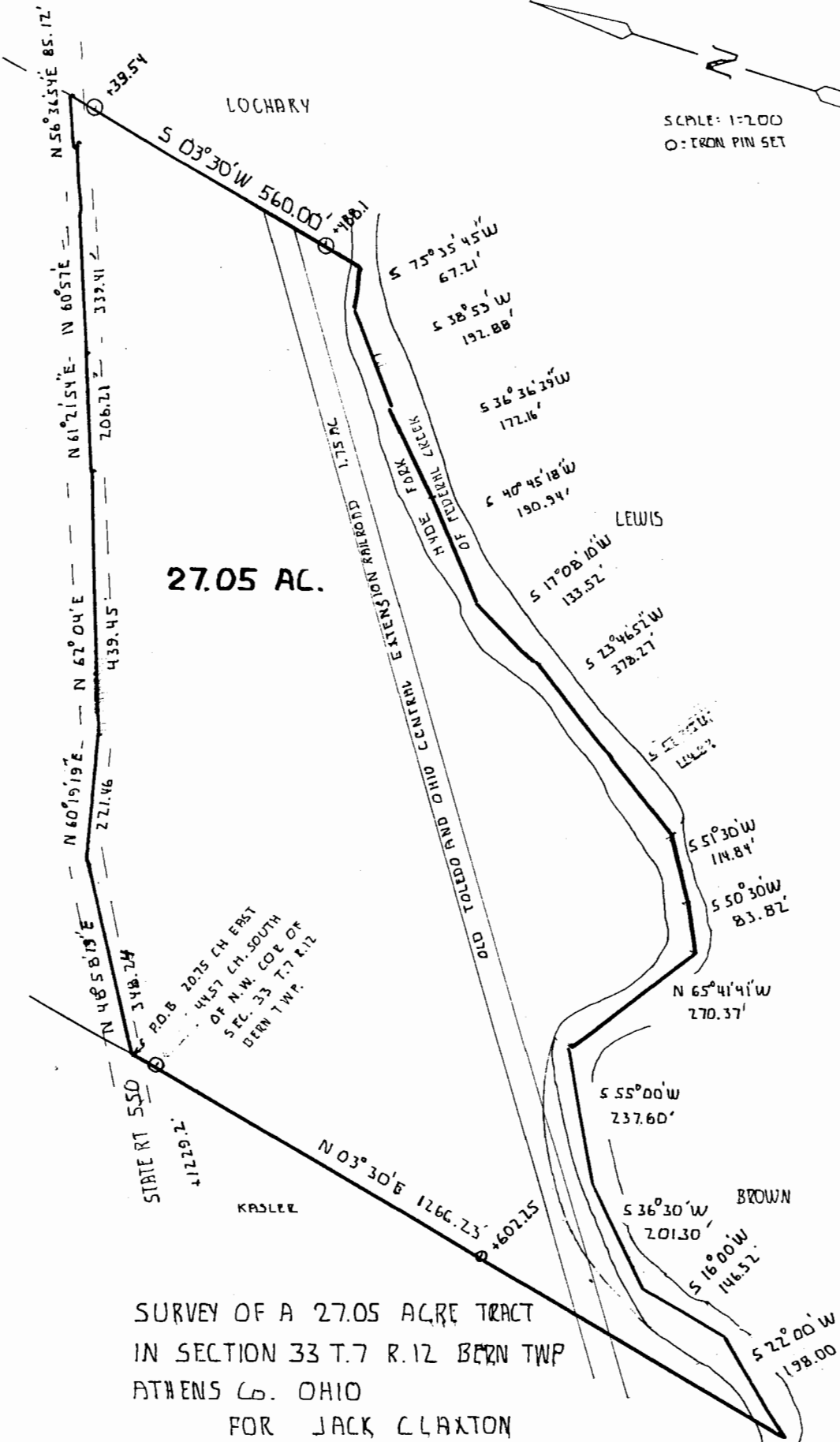
Chris Gilton
10-31-29

John M. Branner
John M. Branner P.S. 6805

BRN # 33



SCALE: 1:200
O: IRON PIN SET



27.05 AC.

SURVEY OF A 27.05 ACRE TRACT
IN SECTION 33 T.7 R.12 BERN TWP
ATHENS CO. OHIO
FOR JACK CLAXTON
SURVEYED OCT 1989

John M. Branner
JOHN M. BRANNER P.S. 6805

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1						5000.0000	5000.0000
INVA	NE	48	58	19.0	348.240	5228.5947	5262.7082
2							
INVA	NE	60	19	19.0	221.460	5338.2453	5455.1173
3							
INVA	NE	62	4	0.0	439.450	5544.1029	5843.3684
4							
INVA	NE	61	21	54.0	206.210	5642.9245	6024.3570
5							
INVA	NE	60	57	0.0	339.410	5807.7328	6321.0679
6							
INVA	NE	56	36	54.0	85.120	5854.5711	6392.1424
7							
INVA	SW	3	30	0.0	560.000	5295.6156	6357.9553
8							
INVA	SW	75	35	45.0	67.210	5278.8964	6292.8580
9							
INVA	SW	38	53	0.0	192.880	5128.7537	6171.7901
10							
INVA	SW	36	36	39.0	172.160	4990.5600	6069.1079
11							
INVA	SE	0	0	0.0	0.000	4990.5600	6069.1079
12							
INVA	SW	40	45	18.0	190.940	4845.9214	5944.4574
13							
INVA	SW	17	8	10.0	133.520	4718.3287	5905.1167
14							
INVA	SW	23	46	52.0	378.270	4372.1766	5752.5817
15							
INVA	SE	0	0	0.0	0.000	4372.1766	5752.5817
16							
INVA	SW	51	30	0.0	114.840	4300.6870	5662.7070
17							
INVA	SW	50	30	0.0	83.820	4247.3710	5598.0294
18							
INVA	NW	65	41	41.0	270.370	4358.6548	5351.6236
19							
INVA	SW	55	0	0.0	237.600	4222.3730	5156.9930
20							
INVA	SW	36	30	0.0	201.300	4060.5566	5037.2552
21							
INVA	SW	16	0	0.0	146.520	3919.7126	4996.8688
22							
INVA	SW	22	0	0.0	198.000	3736.1302	4922.6967
23							
INVA	NE	3	30	.3	1266.232	5000.0000	5000.0000
1							

AREA: 1254605 S.F. 28.80177 ACRES
 - 1.75 AC RAILROAD R/W
27.05 AC