

BRANNER SURVEYING  
12500 N. PEACH RIDGE ROAD  
ATHENS, OHIO 614-592-5778

DESCRIPTION OF A 35.432 ACRE TRACT

Situated in Fraction 35, Section 28 , T.5, R.13, Canaan Township, Athens County, Ohio and being the same tract as recorded in Volume 383, Page 125, Athens County Deed Records and being more particularly described as follows:

Commencing at the North-east corner of Fraction 35, thence, along the North-line of said fraction, North 84 degrees 49 minutes 45 seconds West, 1937.10 feet (deed) to an iron pin found at the North-east corner of subject tract and being the POINT OF BEGINNING;

thence, along the East-line of the aforementioned tract, South 6 degrees 07 minutes 08 seconds West, a distance of 1654.33 feet to an iron bolt found at the North-east corner of a 0.25 acre tract; thence, along the North-line of said tract, North 84 degrees 03 minutes 02 seconds West, a distance of 100.20 feet to an iron pipe found at the North-west corner of said tract;

thence, along the West-line of said tract, South 6 degrees 01 minute 17 seconds West, a distance of 209.32 feet to an iron bar found at the Northerly Limited Access Line of U.S. 50 and at subject tracts South-east corner;

thence, along said line, South 72 degrees 50 minutes 57 seconds West, a distance of 738.87 feet to an iron pipe found at the subject tract South-west corner;

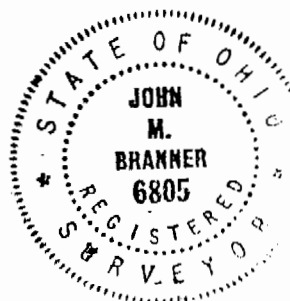
thence North 5 degrees 38 minutes 37 seconds East, a distance of 2142.74 feet to a stone found at the subject tracts North-west corner;

thence South 84 degrees 49 minutes 45 seconds East, a distance of 796.49 feet to the POINT OF BEGINNING; said described tract containing 35.432 acres.

Subject to all easements and rights of way of record.

The above description is based on a field survey completed October 1997 by John M. Branner P.S. 6805

Description of land in  
Mathematics, Surveying  
ATHENS COUNTY  
ENGINEER  
BY: S. Blause  
DATE: 10-14-97



119

CAN 42

S 84°49'45"E SEC. 29  
796.49'

STONE FOUND

IRON PIN FOUND

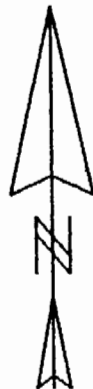
1937.10  
(DEED)

N.E. COR. OF  
FR. 35, SEC. 28

AVATI AND CO.  
384-499

N 05°38'37"E  
2142.74'

S 06°07'08"W  
1654.33'



35.432 ACRES  
1.868 ACRES IN R/W  
33.564 ACRES EXCLUSIVE OF R/W

WALLACE  
6.882 AC.

MOLINEAU  
167-284  
13.62 AC.

N 84°03'02"W  
100.20'

SOFRONKO  
0.89 AC.  
90-707

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *S. Blausen*  
DATE: *10-14-97*

WALLACE  
1.71 AC.  
374-669

IRON PIN FOUND

SPENCER  
0.25 AC.

153.57'

DECLA DRIVE C.R. 52

S 72°50'57"W  
738.87'

LIMITED ACCESS R/W U.S. 50

IRON BAR FOUND



SURVEY OF A 35.432 ACRE TRACT IN  
FRACTION 35, SECTION 28, T.5, R.13  
CANAAN TOWNSHIP, ATHENS CO., OH.

SURVEYED OCTOBER 1997

*John M. Branner*  
JOHN M. BRANNER P.S. 6805  
12500 N. PEACH RIDGE ROAD  
ATHENS, OHIO 614-592-5778

SCALE 1 INCH = 200 FEET  
ASSUMED BEARINGS USED TO  
DENOTE INTERIOR ANGLES ONLY

120

NOTE: THIS IS A BOUNDARY RETRACEMENT  
AND NOT A SPLIT.