

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

TRACT "A" DESCRIPTION OF A 2.826 ACRE TRACT

Situated in Section 13, T. 10, R. 14, Dover Township, Athens County, Ohio and being more particularly described as follows:

Commencing at the South-west corner of Section 13;
thence, South 86 degrees 12 minutes 57 seconds East, a distance of 1282.40 feet to a point in Township road 251, said point being the POINT OF BEGINNING;
thence, following said road, North 15 degrees 31 minutes 31 seconds West, a distance of 55.47 feet to a point;
thence, North 21 degrees 39 minutes 22 seconds West, a distance of 415.91 feet to a point;
thence, leaving said road, North 79 degrees 21 minutes 07 seconds East, a distance of 337.18 feet to an iron pin set on the West side of C. & O. Rail Road right of way, passing an iron pin set at 15.00 feet;
thence, following said West side of right of way, South 1 degrees 53 minutes 11 seconds East, a distance of 444.81 feet to a point, said point being the point of curvature of a tangent curve, concave to the East, having a radius of 11489.16 feet and a central angle of 0 degrees 20 minutes 51 seconds; L.C. = S 02°03'36"E, 69.69'
thence, South along said curve, a distance of 69.69 feet to a point;
thence, leaving said right of way, North 86 degrees 12 minutes 57 seconds West, a distance of 180.58 feet to the POINT OF BEGINNING and containing 2.826 acres.

Subject to all easements and rights of way of record.
All iron pin set are 5/8 inch x 30 inch long rebar.

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

Checked for
accuracy & compliance
with Ohio Code
ENGINEER'S
BY: J. Blauer
DATE: 3-31-97

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TRACT "B"
DESCRIPTION OF A 2.668 ACRE TRACT

TELEPHONE
(614) 592-5778

Situated in Section 18, T. 9, R. 14, Athens Township, Athens County, Ohio and being more particularly described as follows:

Commencing at the South-west corner of Section 13 Dover Township; thence South 86 degrees 12 minutes 57 seconds East, a distance of 1282.40 feet to a point in Township road 251, said point being the POINT OF BEGINNING;; thence, leaving said road, South 86 degrees 12 minutes 57 seconds East, a distance of 180.58 feet to a point on the West side of C. & O. Rail Road right of way, said point being the point of curvature of a non-tangent curve, concave to the East, having a radius of 11489.16 feet, a central angle of 1 degrees 03 minutes 09 seconds, and a chord of 211.04 feet bearing South 2 degrees 45 minutes 36 seconds East; thence, following the West side of said right of way, South along said curve, a distance of 211.05 feet to a point; thence, South 3 degrees 17 minutes 11 seconds East, a distance of 449.40 feet to a point, said point being the point of curvature of a tangent curve, concave to the West, having a radius of 3588.68 feet and a central angle of 3 degrees 21 minutes 20 seconds; $L.C. = S 01^{\circ}36'31''E, 210.14'$ thence, South along said curve, a distance of 210.17 feet to an iron pin set; thence, leaving said right of way, North 74 degrees 23 minutes 06 seconds West, a distance of 153.22 feet to a point in the aforementioned Township road 251, passing an iron pin found at 144.22 feet; thence, following said road, North 12 degrees 39 minutes 56 seconds East, a distance of 103.56 feet to a point; thence, North 5 degrees 29 minutes 45 seconds East, a distance of 95.75 feet to a point; thence, North 3 degrees 59 minutes 26 seconds West, a distance of 92.73 feet to a point; thence, North 10 degrees 12 minutes 51 seconds West, a distance of 224.45 feet to a point; thence, North 11 degrees 25 minutes 34 seconds West, a distance of 152.49 feet to a point; thence, North 8 degrees 44 minutes 42 seconds West, a distance of 166.63 feet to a point; thence, North 15 degrees 31 minutes 31 seconds West, a distance of 16.90 feet to the POINT OF BEGINNING; said described tract containing 2.668 acres.

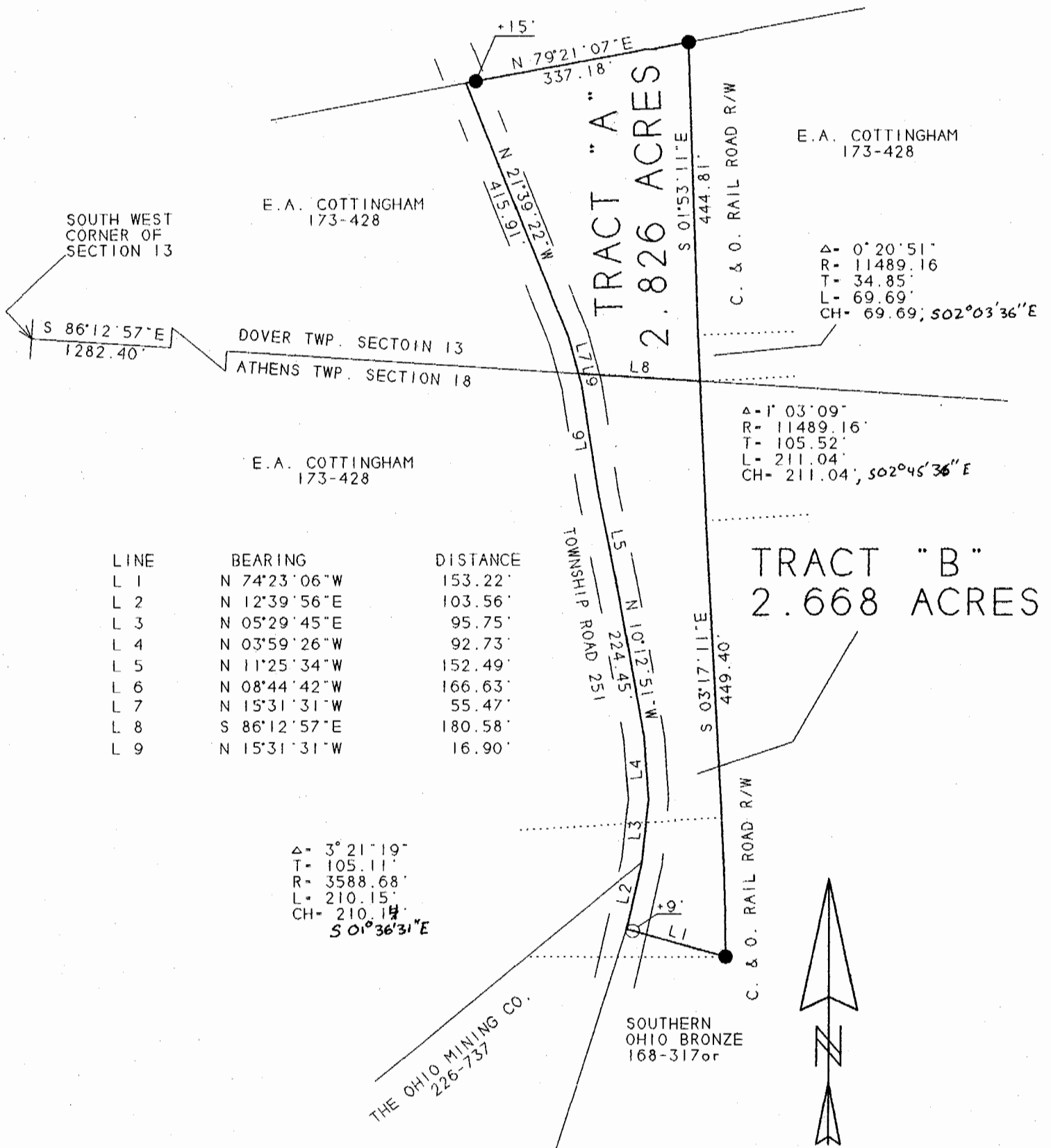
Subject to all easements and rights of way of record.
All iron pin set are 5/8 inch x 30 inch long rebar.

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

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausen
DATE: 3-31-97

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ANTHONY E. MEEK
148-322



LINE	BEARING	DISTANCE
L 1	N 74°23'06"W	153.22'
L 2	N 12°39'56"E	103.56'
L 3	N 05°29'45"E	95.75'
L 4	N 03°59'26"W	92.73'
L 5	N 11°25'34"W	152.49'
L 6	N 08°44'42"W	166.63'
L 7	N 15°31'31"W	55.47'
L 8	S 86°12'57"E	180.58'
L 9	N 15°31'31"W	16.90'

Δ- 3°21'19"
T- 105.11'
R- 3588.68'
L- 210.15'
CH- 210.14'
S 01°36'31"E

Δ- 1°03'09"
R- 11489.16'
T- 105.52'
L- 211.04'
CH- 211.04', S 02°45'36"E

Δ- 0°20'51"
R- 11489.16'
T- 34.85'
L- 69.69'
CH- 69.69', S 02°03'36"E



SCALE 1 INCH = 200 FEET

○ - IRON PIN FOUND

● - IRON PIN SET

BEARINGS SHOWN HEREON
ARE BASED ON A SURVEY OF AN
2.69 ACRE TRACT AND ARE USED
TO DENOTE ANGLES ONLY

SURVEY OF A 2.826 ACRE TRACT
SEC. 13 T. 10. R. 14. DOVER TWP.
& A 2.668 ACRE TRACT
SEC. 18 T. 9. R. 14. ATHENS TWP.
ATHENS COUNTY, OHIO
SURVEYED MARCH 1997

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

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blaus
DATE: 3-31-97

D&V #13

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