

LEGAL DESCRIPTION
Of A 5.01 Acre Tract

Situated in and being a part of Section 17 Town 10, Range 14, and Section 11 Town 10, Range 14, Dover Township, Athens County, Ohio. And being more particularly described as follows:

Commencing at a cross-notched stone found in the North-East corner of said Section 17 Said stone found also being The True Point of Beginning for the tract herein described.

THENCE along the Grantors North line of said Section 11 with the existing fence line South 89 degrees 11 minutes 04 seconds East for a total distance of 183.05 feet to an iron pin set

THENCE along a new line South 01 degrees 12 minutes 33 seconds East for a total distance of 397.41 feet to an iron pin set

THENCE North 89 degrees 11 minutes 04 seconds West for a total distance of 549.27 feet to a point in the center of Dover Township Road 331. (Passing through an iron pin set at 534.27 feet).

THENCE North 01 degrees 12 minutes 33 seconds West for a total distance of 397.41 feet to a point in the center of said Dover Township Road;

THENCE leaving said Dover Township Road 331 along the Grantors North line of said Section 17 with the existing fence line South 89 degrees 11 minutes 04 seconds East for a total distance of 366.22 feet to The Point of Beginning. (Passing through a fence corner post at 31.98 feet) Said property contains 5.01 acres more or less.

Of which 1.71 Acres lies in said Section 11 Town 10, Range 14, and 3.30 Acres lies in said Section 17 Town 10, Range 14.

Being part of a 60.45 Acre tract as recorded in Vol. 233, page 699, Athens County Deed Records.

Excepting all legal easements, right-of-ways, oil gas and other mineral reservations and leases of record, if any.

The Basis of Bearing is based on a survey by Gerald W. Bayha, Registered Surveyor P.S. 6139, completed on June 29, 1978.

All Iron Pin Set are 5/8" x 30" rebar.

Survey performed under the supervision of Branner Surveying.

John M. Branner P.S. 6805 12500 N. Peach Ridge Road Athens, Ohio. (614) 592-5778

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blausen
DATE: 3-18-96

80

Dover #17011

KIDD 189-374

P.O.B.
NORTH-EAST CORNER
SECTION 17
STONE FOUND

FENCE CORNER
POST

S 89° 11' 04" E
366.22'

S 89° 11' 04" E
183.05'

SET

+31.98'

1.71 ACRES SEC. 11
3.30 ACRES SEC. 17
5.01 ACRES TOTAL

S 01° 12' 33" E
397.41'

BOUDINOT
233-699

BOUDINOT
233-699

DOVER TWP. RD. 331

N 01° 12' 33" W
397.41'

+534.27'

549.27'
N 89° 11' 04" W

SET

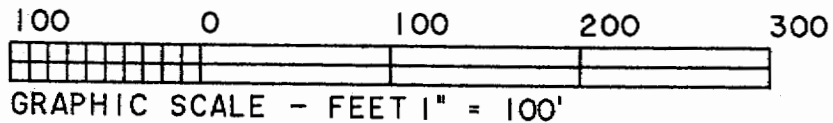
BOUDINOT
233-699

SEC. 17
SEC. 11



- IRON PIN SET (5/8" X30" REBAR)
- ⊙ IRON PIN FOUND
- X—X— EXISTING FENCE LINE

SURVEY OF A 5.01 ACRE TRACT IN
SECTION 17 T.10, R.14, AND
SECTION 11 T.10, R.14,
DOVER TOWNSHIP ATHENS COUNTY OHIO
SURVEYED MARCH 1996
FOR: DAVE BOUDINOT



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JB