

BRANNER SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO

PEACH RIDGE ROAD
ROUTE 3 BOX 240B
ATHENS, OHIO 45701

JOHN M. BRANNER
Registered Land Surveyor

TELEPHONE
(614) 592-5778

PARCEL TWO 3.50 ACRES

Situated in Section 25, T.10, R.14, Dover Township, Athens County, Ohio and being more particularly described as follows:

Beginning at a stone found at the South-east corner of a 17.11 acre tract as recorded in Volume 368, Page 305, Athens County Deed Records and that bears North 3075.42 feet and West 872.61 feet from the South-east corner of Section 25; thence, with the East-line of said 17.1 acre tract, North 04 Degrees 12 Minutes 53 Seconds East, 599.06 feet to an iron pin in the L.A. line of U.S. 33; thence, along the L.A. line of said road the following three courses: South 37 Degrees 41 Minutes 58 Seconds East, 445.50 feet to a point; thence, South 26 Degrees 21 Minutes East, 254.96 feet to a point; thence, South 38 Degrees 01 Minutes East, 75.32 feet to a point; thence, along a line that is North 3.91 feet and Parallel to the North-line of the Dresher Manor Addition, North 84 Degrees 51 Minutes 18 Seconds West, 477.95 feet to the Point of beginning and containing 3.50 acres.

Subject to all easements and rights of way of record.

John M. Branner
John M. Branner R.L.S. 6805

*Re Survey of existing split.
No. Planning Commission
approval required.*

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *Bob Eichenberg*
DATE: *5/6/06*

85

INEZ BRICKER

N 0° 12' 53" E 599.06'

S 37° 41' 58" E 445.50'

E A/R W
N 37° 36' 18" E 516.60'

US 33 LIMITED ACCESS

3.50 ACRES
(NO PUBLIC ACCESS)

S 26° 21' E 254.96'

S 38° 01' E
75.32'

N 84° 51' 18" W 477.95'

FOUND

3075.91

E COR OF

DRIVE

DRESHER MANOR ADDN

88

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PARCEL ONE 2.32 ACRES

Situated in Section 25, T.10, R.14, Dover Township, Athens County, Ohio and being more particularly described as follows:

Beginning at an iron Pin found in a multiple stemmed silver maple at the South-east corner of the Marathon Oil Company 0.69 acre tract as recorded in Volume 294, Page 319, Athens County Deed Records and the East L.A. line of U. S. 33, thence, along the South-line of said tract North 77 Degrees 27 Minutes East, 240.00 feet to a Point in State Route 682, passing an iron Pin found at 209 feet; thence, along said road, South 28 Degrees 49 Minutes 10 Seconds East, 210.79 feet to a Point; thence, South 35 Degrees 17 Minutes 15 Seconds East, 279.44 feet to a Point; thence, leaving said road and along an old yard fence South 55 Degrees 40 Minutes 25 Seconds West, 151.60 feet to the L.A. line of U.S. 33, passing an iron Pipe found at 20.97 feet and an iron Pin set at 66.79 feet; thence, along the L.A. line of U.S. 33 the following three courses: North 40 Degrees 10 Minutes 43 Seconds West, 60.15 feet to a Point; thence, South 63 Degrees 15 Minutes 27 Seconds West, 20.22 feet to a Point; thence, North 37 Degrees 36 Minutes 18 Seconds West, 516.60 feet to the Point of beginning and containing 2.32 acres.

Subject to the Right of Way of State Route 682 and any Platted alleys of Tyler Town and all other easements and rights of way of record.

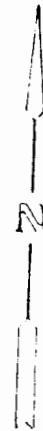
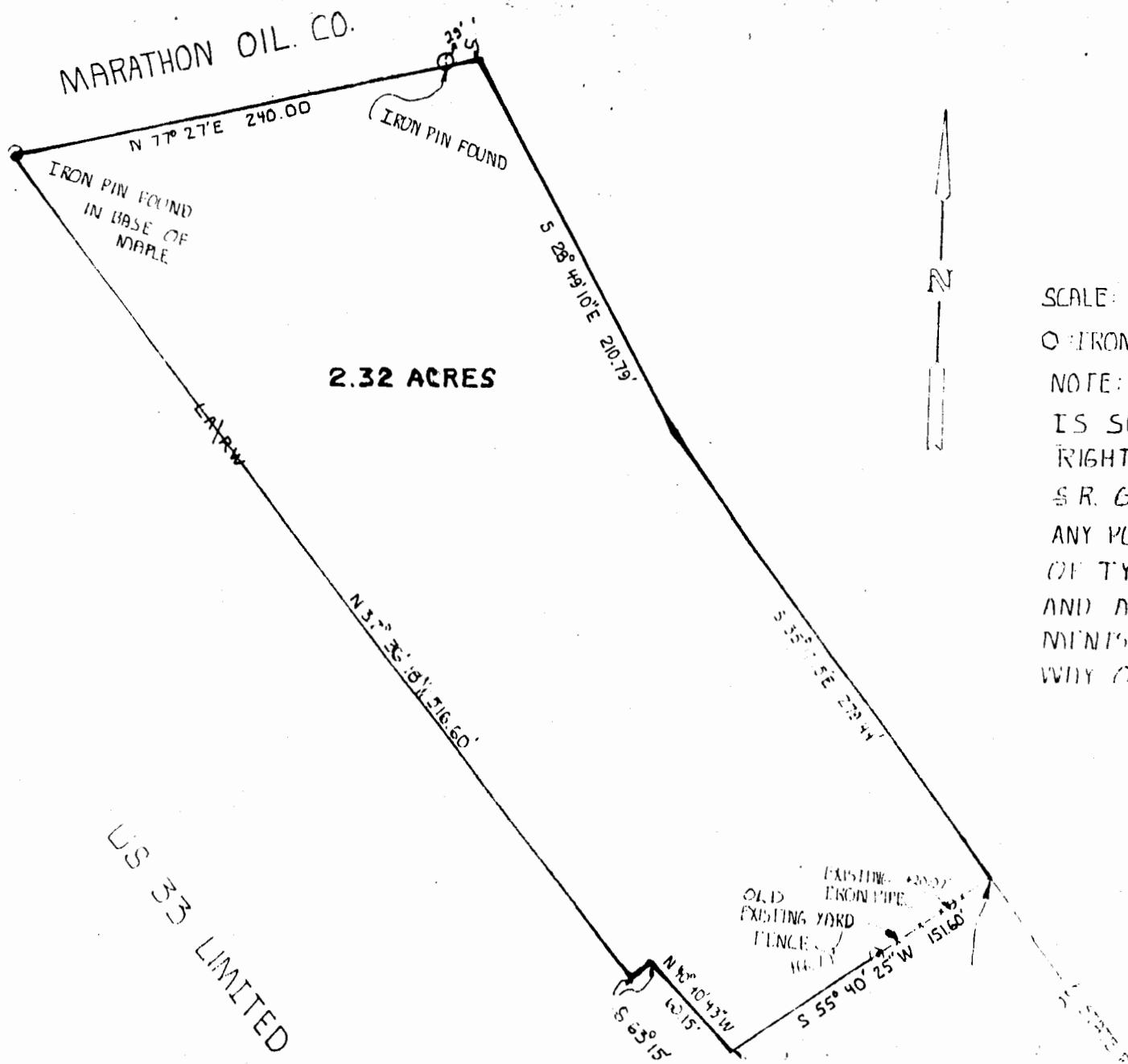
John M. Branner
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*Re-survey of existing split
No Planning Commission
approval required.*

Description checked for
Mathematical Accuracy
ATHENS COUNTY
SURVEYORS OFFICE

Bob Gudenberg
5/6/86

86



SCALE: 1"=50'

○ IRON PIN SET

NOTE: THIS PROPERTY IS SUBJECT TO RIGHT OF WAY OF S.R. 682 AND ANY PLATTED ALLEYS OF TYLERTOWN PLAT AND ALL OTHER EASEMENTS AND RIGHTS OF WAY OF RECORD

US 33 LIMITED