

BRANNER SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO

12500 N. PEACH RIDGE ROAD
ATHENS, OHIO 45701

JOHN M. BRANNER
Registered Land Surveyor

TELEPHONE
(740) 592-5778

DESCRIPTION OF A 25.119 ACRE TRACT

Situated in R.L. 361, Section 31, T.10, R. 14, Dover Township and L.L. 191, Section 36, T. 9, R. 14, Athens Township, Athens County, Ohio and being more particularly described as follows.

Commencing at an iron pin found on the South Line of Section 31, Dover Township and the North Line of Section 36, Athens Township, Said iron pin being the South-east corner of River Lot 361, said point being the POINT OF BEGINNING;
thence, following said Section lines, South 86 degrees 17 minutes 09 seconds East, a distance of 650.70 feet to an iron pin found;
thence, leaving said Section lines, South 3 degrees 48 minutes 04 seconds West, a distance of 1320.46 feet to a found stone;
thence, North 86 degrees 15 minutes 15 seconds West, a distance of 670.70 feet to an iron pin set;
thence, North 3 degrees 48 minutes 04 seconds East, a distance of 1320.00 feet to an iron pin set on the aforementioned Section lines;
thence, North 2 degrees 04 minutes 20 seconds East, a distance of 52.82 feet to a point in an existing road;
thence, following said road, North 6 degrees 26 minutes 28 seconds East, a distance of 105.01 feet to a point, referenced by an iron pin set Bearing South 26 degrees 23 minutes 38 seconds East, a distance of 19.18 feet;
thence, North 6 degrees 50 minutes 36 seconds West, a distance of 116.15 feet to a point;
thence, North 23 degrees 31 minutes 32 seconds West, a distance of 81.77 feet to a point;
thence, North 20 degrees 51 minutes 10 seconds West, a distance of 85.97 feet to a point, referenced by an iron pin set Bearing South 59 degrees 07 minutes 01 seconds East, a distance of 18.36 feet;
thence, North 52 degrees 43 minutes 09 seconds West, a distance of 273.69 feet to a point, referenced by an iron pin set Bearing North 01 degree 08 minutes 11 seconds East, a distance of 10.41 feet;
thence, North 41 degrees 21 minutes 29 seconds West, a distance of 43.49 feet to a point;

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thence, North 29 degrees 09 minutes 24 seconds West, a distance of 47.20 feet to a point;
thence, North 15 degrees 47 minutes 18 seconds West, a distance of 31.65 feet to a point, referenced by an iron pin set Bearing North 82 degrees 55 minutes 44 seconds East, a distance of 10.28 feet;
thence, North 4 degrees 01 minute 08 seconds East, a distance of 41.16 feet to a point;
thence, North 25 degrees 43 minutes 22 seconds East, a distance of 49.89 feet to a point;
thence, North 41 degrees 44 minutes 35 seconds East, a distance of 24.64 feet to a point, referenced by an iron pin set Bearing North 4 degrees 55 minutes 31 seconds West, a distance of 9.55 feet;
thence, leaving said road, North 62 degrees 50 minutes 58 seconds East, a distance of 199.52 feet to an iron pin set;
thence, North 6 degrees 25 minutes 48 seconds East, a distance of 216.87 feet to a point in County road 110, passing an iron pin set at 173.30 feet;
thence, following said road, North 73 degrees 49 minutes 00 seconds East, a distance of 156.35 feet to a point;
thence, North 86 degrees 16 minutes 00 seconds East, a distance of 41.39 feet to a Rail Road Spike found;
thence, leaving said road, South 3 degrees 36 minutes 00 seconds West, a distance of 1158.57 feet to the POINT OF BEGINNING; said described tract containing 25.119 acres (1,094,202.0289 square feet), 4.791 acres being out of Section 31 Dover Township and 20.328 acres being out of Section 36 Athens Township.

Subject to all easements and right-of-ways of record.
All iron pins set are 5/8 inch x 30 inch long rebar.

The above description is based on a field survey completed July 1998 By: John M. Branner P.S. 6805, 12500 N. Peach Ridge Road, Athens, Ohio 45701 (740) 592-5778

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: S. Blause
DATE: 7-10-98

100

DANNY & BARBARA ALLEN
178-371 O.R.

COUNTY ROAD 110 (POSTON STATION ROAD)

IRON PIN SET BEARING
N 4°55'31"W
9.55'

EXISTING ROAD

IRON PIN SET BEARING
N 82°55'44"E 10.28'

IRON PIN SET BEARING
N 1°08'11"E 10.41'

(4.791 AC.)

IRON PIN SET BEARING
S 59°07'01"E
18.36'

JOHN E. & ROSEMARY McCLAIN
75-624

IRON PIN SET BEARING
S 26°23'38"E
19.18'

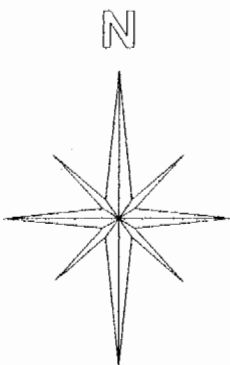
RONALD R. HARTMAN
137-845

P.O.B.
IRON PIN FOUND AT THE SOUTH-EAST CORNER OF RIVER LOT 361

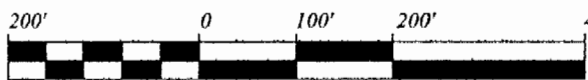
SECTION 31, DOVER TOWNSHIP
SECTION 36, ATHENS TOWNSHIP

JOHN E. & ROSEMARY McCLAIN
75-624

Line	Bearing	Distance
1	N 2°04'20"E	52.82'
2	N 6°26'28"E	105.01'
3	N 6°50'36"W	116.15'
4	N 23°31'32"W	81.77'
5	N 20°51'10"W	85.97'
6	N 41°21'29"W	43.49'
7	N 29°09'24"W	47.20'
8	N 15°47'18"W	31.65'
9	N 4°01'08"E	41.16'
10	N 25°43'22"E	49.89'
11	N 41°44'35"E	24.64'
12	N 62°50'58"E	199.52'
13	N 73°49'00"E	156.35'
14	N 86°16'00"E	41.39'



Graphic Scale



1 INCH = 200 FEET

- = IRON PIN SET
- = IRON PIN FOUND
- ▲ = RAIL ROAD SPIKE FOUND
- = STONE FOUND

BEARINGS ARE BASED ON A PREVIOUS SURVEY AND ARE USED TO DENOTE ANGLES ONLY

SURVEY OF A 25.119 ACRE TRACT
R.L. 361, SECTION 31, T. 10, R. 14,
DOVER TOWNSHIP
L.L. 191, SECTION 36, T. 9, R. 14,
ATHENS TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED JULY 1998

25.119 ACRES

(20.328 AC.)

JOHN M. BRANNER P.S. 6805
12500 N. PEACH RIDGE ROAD
ATHENS, OHIO (740) 592-5778

EDWARD A. COTTINGHAM
173-428

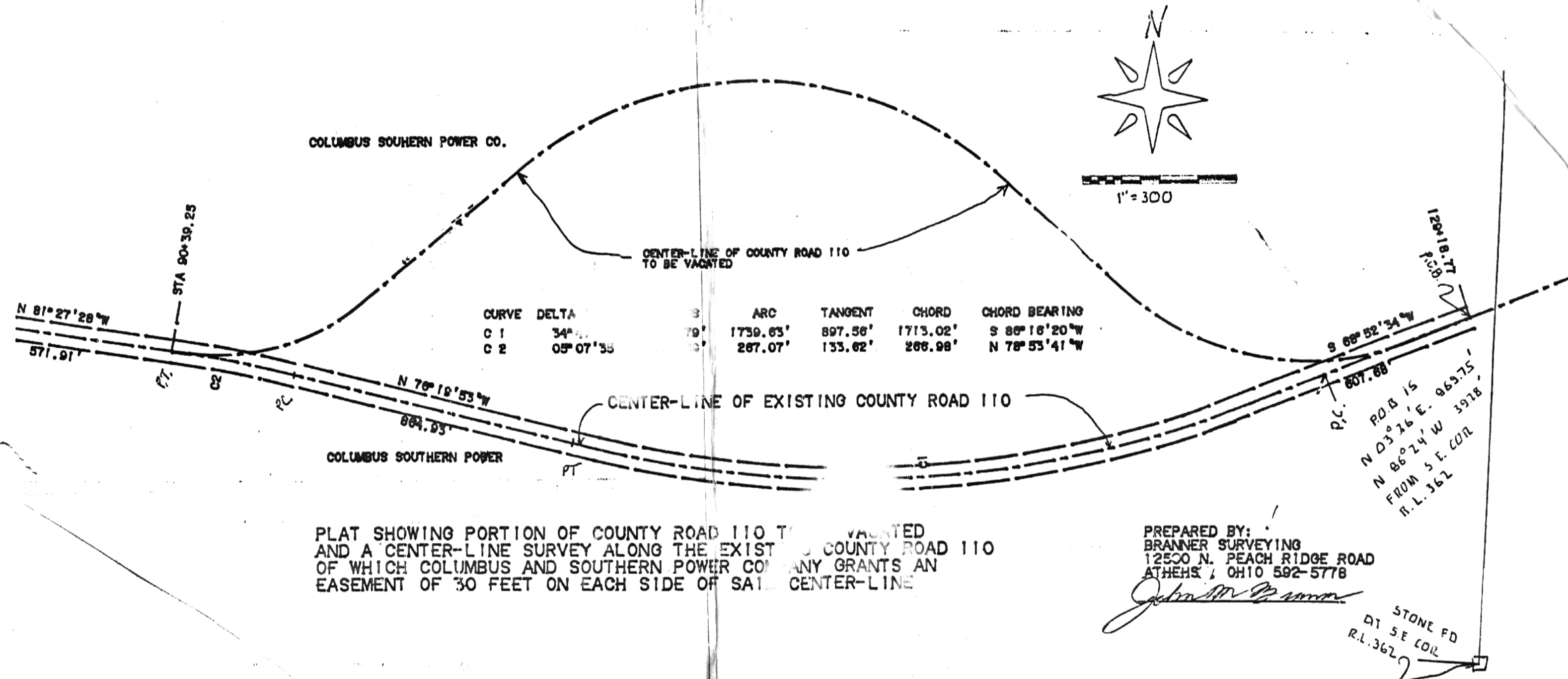
Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blause
DATE: 7-10-98

COLUMBUS & SOUTHERN OHIO ELECTRIC CO.
322-941 323-663

105

DOVER #31

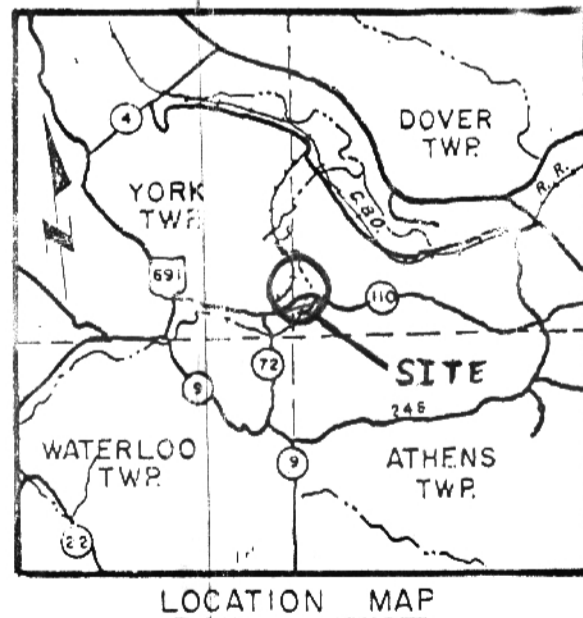
PORTION OF COUNTY ROAD 110 TO BE VACATED EXTENDS FROM STA 90+39.25 TO STA. 129+18.77 AS PER ORIGINAL COUNTY ROAD 110 R/W PLANS



C-110 position Interstate site Road.

PLAT SHOWING PORTION OF COUNTY ROAD 110 TO BE VACATED AND A CENTER-LINE SURVEY ALONG THE EXISTING COUNTY ROAD 110 OF WHICH COLUMBUS AND SOUTHERN POWER COMPANY GRANTS AN EASEMENT OF 30 FEET ON EACH SIDE OF SAID CENTER-LINE

PREPARED BY:
BRANNER SURVEYING
12500 N. PEACH RIDGE ROAD
ATHENS, OHIO 4592-5778



SITUATED IN SECTION 1, YORK TOWNSHIP, AND SECTION 31, DOVER TOWNSHIP, ATHENS COUNTY, OHIO

THE UNDERSIGNED COLUMBUS SOUTHERN POWER CO.

HEREBY GRANTS A 60 FEET WIDE EASEMENT FOR PUBLIC USE AND BEING 30 FEET ON EACH SIDE OF THE EXISTING CENTER-LINE OF COUNTY ROAD 110 AS SHOWN ON THE ATTACHED PLAT

IN WITNESS WHEREOF
T. R. McCaffrey
T. R. McCAFFREY, PRESIDENT

STATE OF OHIO
COUNTY OF FRANKLIN

BEFORE ME A NOTARY PUBLIC, IN AND FOR FRANKLIN COUNTY, OHIO, PERSONALLY CAME T. R. McCAFFREY

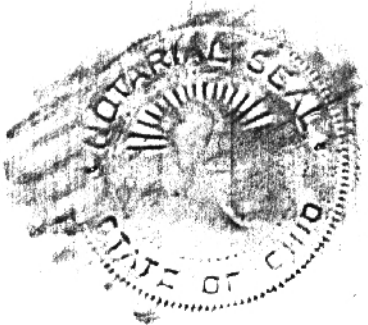
WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSE THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS 2ND DAY OF OCTOBER, 1992

NOTARY PUBLIC
Richard A. Davis
RICHARD A. DAVIS
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 21, 1993



APPROVED THIS DAY OF 10/9/92
Archie Staley
ATHENS COUNTY ENGINEER

APPROVED THIS DAY OF 3rd of November 1992
Dean R. Kahler, President
Tommy Adkins
COUNTY COMMISSIONERS

FILED FOR RECORD THIS THIS DAY OF
IN PLAT BOOK PAGE ENVELOPE#