

BRANNER SURVEYING
12500 N. PEACH RIDGE ROAD
ATHENS OHIO
PHONE 740-592-5778

DESCRIPTION OF A 7.353 ACRE TRACT

Situated in Section 31, T.10, R.14, Dover Township, Athens County, Ohio and being a part of a 15.00 acre tract as described in Volume 254, Page 843 of the Official Records of Athens County and being more more particularly described as follows:

Commencing at the South-east corner of River-lot 362, thence, North 74 degrees 37 minutes 20 seconds West, 2944.27 feet to a point in County Road 110 (Poston Road), and the South-east corner of a 4.17 acre tract as described in Volume 189, Page 741 of the Official Records of Athens County and being the point of beginning for the tract of land herein described:

Thence, along the East-line of said tract, North 08 degrees 33 minutes 25 seconds East, 340.12 feet (passing an iron pin at 40.00 feet) to an iron pin in the South-line of a 20.00 acre tract (194-207 O.R.);

Thence, along said South-line South 81 degrees 18 minutes 39 seconds East, 1029.61 feet to a point , passing an iron pin at 650.12 feet;

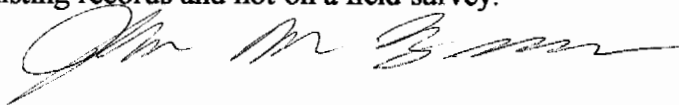
Thence, South 50 degrees 00 minutes West, 528.51 feet to a point in County Road 110, (Poston Road) , passing an iron pin at 483.51 feet;

Thence, along said road, on a curve to the right, a distance of 81.28 feet (radius = 2864.79 feet; long chord= North 77 degrees 08 minutes 40 seconds West, 81.28 feet)

Thence, continuing with said road, North 76 degrees 26 minutes 47 seconds West, 601.02 feet to the point of begininng and containing 7.353 acres

Subject to all easements and rights of way of record.

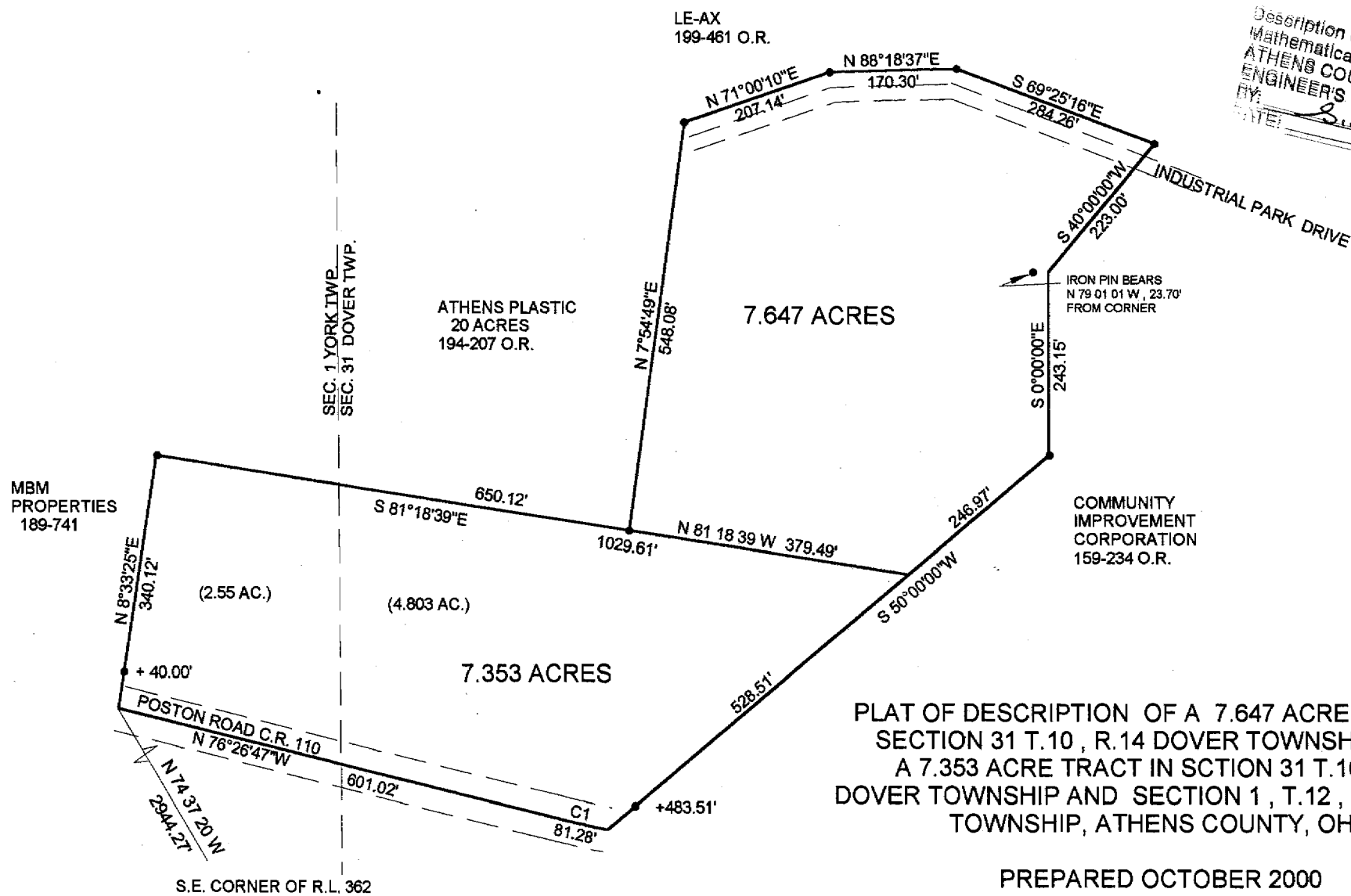
The above description was prepared by John M. Branner P.S. 6805 and was based on existing records and not on a field survey.



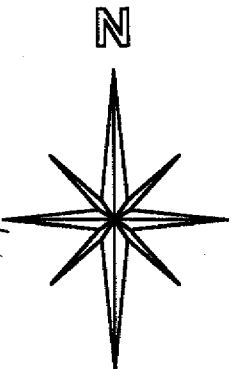
Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: S. Blauer
DATE: 10-6-00

000045

Doc# 31



Description checked for
 Mathematical Accuracy
 ATHENS COUNTY
 ENGINEER'S OFFICE
 BY: *S. Blause*
 DATE: *10-6-00*



SCALE 1 INCH = 200 FEET
 • = IRON PIN AS PER RECORD DEED

NOTE: THIS PLAT WAS PREPARED FROM
 A PREVIOUS SURVEY OF A 15.00 ACRE TRACT
 BY KENNETH E. HIGHLAND S-7581 (AUG. 1996)

PLAT OF DESCRIPTION OF A 7.647 ACRE TRACT IN
 SECTION 31 T.10, R.14 DOVER TOWNSHIP AND
 A 7.353 ACRE TRACT IN SECTION 31 T.10, R.14
 DOVER TOWNSHIP AND SECTION 1, T.12, R.15, YORK
 TOWNSHIP, ATHENS COUNTY, OHIO

PREPARED OCTOBER 2000



BY: *John M. Branner*
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Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	1°37'32"	2864.79	81.28	40.64	81.28	N 77°08'40"W

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