

# 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 9.278 ACRE TRACT

Situated in Section 7, Town 10, Range 14, Dover Township, Athens County, Ohio, and being a part of a 10.00-Acre Tract described in Volume Page Athens County Deed Of Records, and being more particularly described as follows:

Commencing at the Southeast corner of Section 7;  
thence, along the South line of said Section 7 on an assumed Bearing, North 90 degrees 00 minutes 00 seconds West, a distance of 3703.92 (deed) feet to a point;  
thence, leaving said South line, North 0 degrees 00 minutes 00 seconds East, a distance of 993.30 feet to a point in County Road 111;  
thence, following said Road, South 82 degrees 30 minutes 00 seconds East, a distance of 456.72 feet to a point in the intersection of County Road 111 and Township Road 322;  
thence, leaving said County Road 111 and following said Township Road 322, North 8 degrees 20 minutes 00 seconds East, a distance of 363.20 feet to a point;  
thence, North 11 degrees 39 minutes 00 seconds East, a distance of 385.72 feet to a point at the Southeast corner of a 5.04 acre tract described in Volume 370 Page 1073 Athens County Deed Records;  
thence, continuing along said Road and following the east line of said tract, North 14 degrees 49 minutes 24 seconds East, a distance of 242.60 feet to a point at the Northeast corner of said tract and the Southeast corner of a 10.00 acre tract described in Volume 172 Page 751 Official Records of Athens County;  
thence, continuing along said Road and following the East line of said 10.00 acre tract, North 12 degrees 35 minutes 37 seconds East, a distance of 138.83 feet to a point, said point being the POINT OF BEGINNING;  
thence, leaving said Road and the East line of said tract on a random line, South 84 degrees 59 minutes 19 seconds West, a distance of 280.00 feet to an iron pin set, passing an iron pin set at 20.00 feet;  
thence, South 45 degrees 09 minutes 03 seconds West, a distance of 102.56 feet to an iron pin found on the North line of the aforementioned 5.04 acre tract and the south line of said 10.00 acre tract;

*John M. Branner*

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
E.A.  
DATE: 10/2/99

*R. [Signature]*

Doc # 7

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thence, following said line, North 43 degrees 35 minutes 34 seconds West, a distance of 543.56 feet to an iron pin found;  
thence, South 47 degrees 05 minutes 36 seconds West, a distance of 171.82 feet to an iron pin found;  
thence, leaving said 5.04 acre tract and following the West line of said 10.00 acre tract, North 24 degrees 12 minutes 26 seconds West, a distance of 337.09 feet to an iron pin found;  
thence, leaving the west line and following the North line of said 10.00 acre tract, North 82 degrees 59 minutes 03 seconds East, a distance of 324.54 feet to an iron pin set;  
thence, South 83 degrees 35 minutes 00 seconds East, a distance of 748.81 feet to a point in the aforementioned Township Road 322, passing an iron pin found at 718.18 feet;  
thence, leaving the North line of said 10.00 acre tract and following said road and the East line of said 10.00 acre tract, South 7 degrees 16 minutes 06 seconds West, a distance of 245.26 feet to a point;  
thence, South 12 degrees 35 minutes 37 seconds West, a distance of 204.96 feet to the POINT OF BEGINNING; said described tract containing 9.278 acres (404,133.5976 square feet).

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

The above description is based on a field Survey completed October 1999 By John M. Branner P.S. 6805 12500 N. Peach Ridge Road, Athens Ohio 45701 (740) 592-5778



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PAUL E. &  
DONNA M.  
BROWN  
221-84

**9.278 ACRES**

GERALD R. &  
RUTH M.  
GOODMAN  
208-371

PAUL YOUNG  
370-1073  
5.04 AC.

+20'  
280.00'  
PAUL YOUNG  
172-751 O.R.  
10.00 AC.

TOWNSHIP ROAD 322

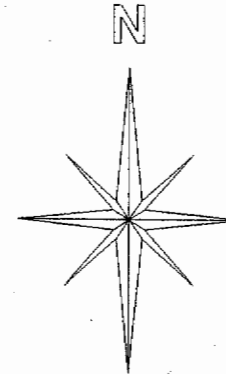
COUNTY ROAD 111

SOUTHEAST CORNER  
OF SECTION #7

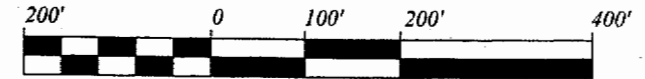
SURVEY OF A 9.278 ACRE TRACT  
SECTION 7, T. 10, R. 14, DOVER TOWNSHIP  
ATHENS COUNTY, OHIO  
SURVEYED OCTOBER 1999

BY: *John M. Branner*  
JOHN M. BRANNER P.S. 6805  
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- = IRON PINS SET
- = IRON PINS FOUND
- △ = RAIL ROAD SPIKE FOUND
- ▲ = RAIL ROAD SPIKE SET
- ☒ = STONE FOUND
- = P.K. SET
- = P.K. FOUND

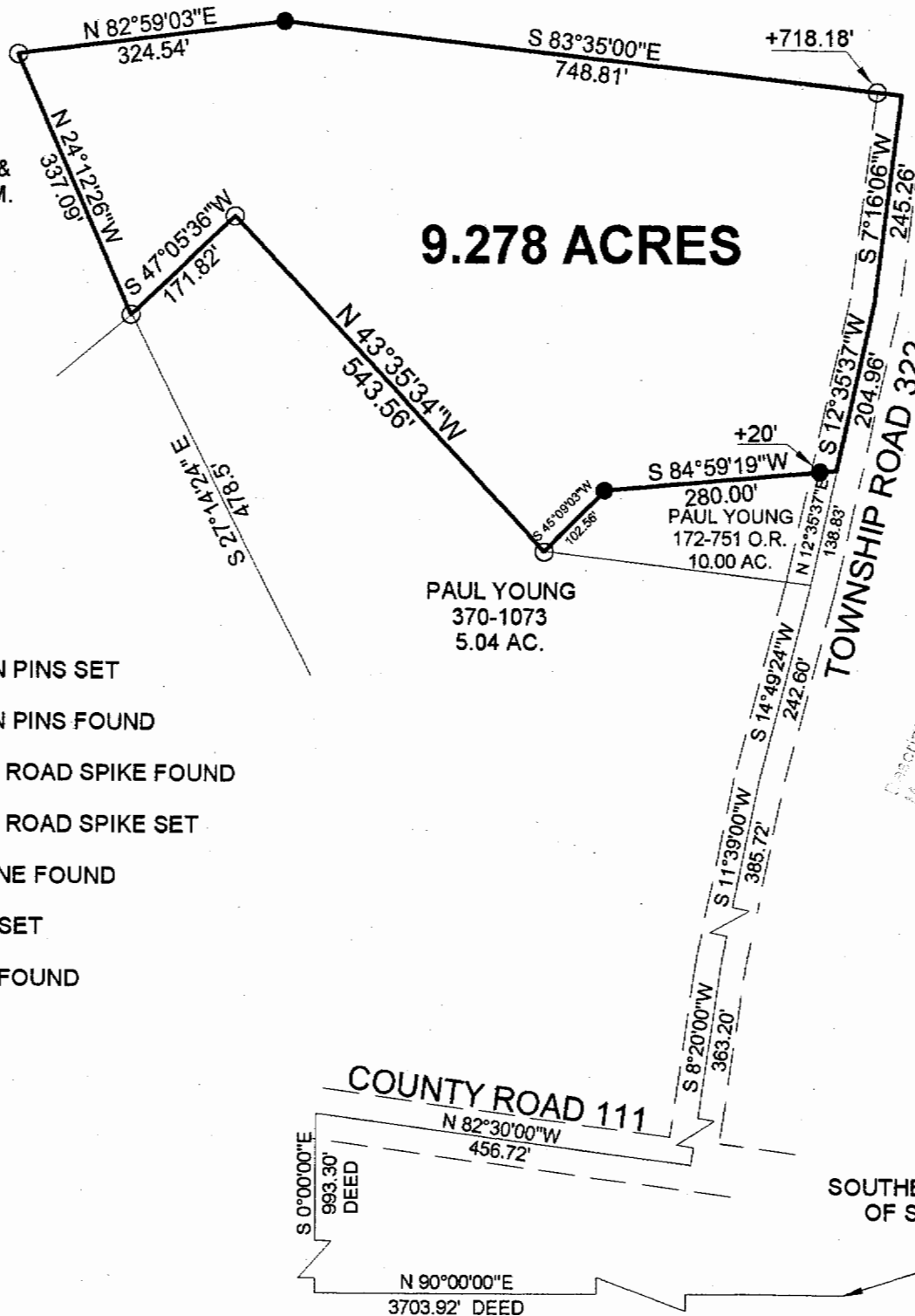


Graphic Scale



1 INCH = 200 FEET

BEARINGS ARE BASED ON  
PREVIOUS SURVEYS AND ARE  
USED TO DENOTE ANGLES ONLY



Inspection checked for  
Mathematical Accuracy  
BY: *[Signature]*  
ATHENS COUNTY  
ENGINEER'S OFFICE  
DATE: 10/19/99