

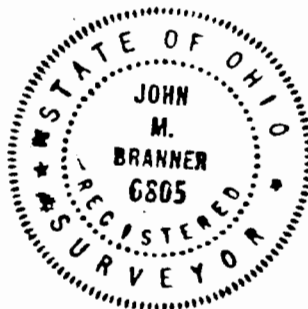
DESCRIPTION OF A 5.207 ACRE TRACT

Situated in Fraction 2 and Fraction 3, Section 9, Town 10, Range 14, Dover Township, Athens County, Ohio and being a part of a tract of land described in Volume 255, Page 581, Athens County Deed Records and being more particularly described as follows:

Commencing at the Northwest corner of Fraction 3, Section 9, Town 10, Range 14, Dover Twp., Athens County, Ohio; thence East 68.64' (Deed) to a point; thence South 751.08' (Deed) to an 18 inch Oak tree; said tree being the point of beginning for the tract of land herein described: thence, S 84°37'23" W, 60.00' to an iron pin set; thence, S 9°10'50" W, 669.48' to an iron pin set at the Northwest corner of a 1.76 acre tract; thence S 65°06' E, 45.85' along the North line of the 1.76 acre tract to an iron pin set; thence S 32°51' W, 331.36' along the East line of a 1.76 acre tract to a point in Dover Twp. Road 324, passing an iron pin at 300.00'; thence along said road S 82°18'53" E, 474.05' to a railroad spike at the Southwest corner of a 20.99 acre tract; thence along the West line of the 20.99 acre tract N 9°07'36" W, 1040.78' to an 18 inch oak; said oak being the point of beginning and containing 2.010 acres in Fraction 2 and 3.197 acres in Fraction 3 for a total of 5.207 acres.

Subject to all Easements and Rights of Way of Record.

John M. Branner
JOHN M. BRANNER REG. SURVEYOR# 6805



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY: [Signature]
DATE: 7/1/18

54
Don #9

N.W. COR FR. 3 T.10 R.14 DOVER TWP.
EAST

6864
DEED

75108'
(DEED)

MARY AMY FLYNN
356/143
32.66 AC

288/531
33.48 AC

S 84° 37' 23" W

6000

18' OAK

PAUL E. & DONNA M.
BROWN
255/581



⊙ = IRON PIN SET

SCALE: 1" = 100'

S 9° 10' 50" W

669.48

FRACTION 2

FRACTION 3

N 9° 07' 36" W

1040.78

CLIFFORD NISHIMURA
361/287

20.99 AC.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEERS OFFICE

BY: _____
DATE: _____

SURVEY OF A 5.207 AC.
TRACT IN FR. 2 & FR. 3
SECTION 9, T. 10, R. 14,
DOVER TWP, ATHENS
COUNTY, OHIO
FOR PAUL BROWN

SURVEYED SEPT. 82

John M. Branner

JOHN M. BRANNER
REG. SURVEYOR-6805

S 65° 06' E
45.85'



S 32° 51' W
331.36'

5.207 Ac.

(2.010 AC)

(3.197 AC)

PAUL BROWN
SHEILA
1.76 AC
305/39

+300.00'

474.05'
S 82° 18' 53" E

PAUL E. & DONNA M. BROWN
255/581

RRS. FOUND

DOVER TWP. RJ 324

56

