

**BRANNER SURVEYING  
12500 N. PEACH RIDGE ROAD  
ATHENS, OHIO 45701  
740-592-5778**

**DESCRIPTION OF A 5.917 ACRE TRACT**

Situated in Fraction 30, Section 21, T.10, R.15, Lee Township, Athens County, Ohio and being more particularly described as follows:

Commencing at the Northwest corner of the East half of Fraction 30

Thence, South 2 degrees 19 minutes 57 seconds West a distance of 9.71 chains to a stone; thence, continuing South 2 degrees 19 minutes 57 seconds West , 450.23 feet to a point in Township Road #5;

Thence, along said road:

N 48°32'46" E ,152.64'

N 55°45'14" E, 336.80'

Thence, leaving said road, S 34°51'53" E, 407.61' to an iron pin set passing an iron pin set at 32.70 feet; and being the point of beginning for the tract of land herein described:

Thence, N 33°01'35" E, a distance of 91.02 feet to a point,  
Thence, N 42°16'42" E, a distance of 165.63 feet to a point,  
Thence, N 14°46'29" E, a distance of 179.69 feet to a point,  
Thence, N 27°15'13" W, a distance of 28.85 feet to a point,  
Thence, N 32°43'36" E, a distance of 124.78 feet to a point,  
Thence, N 55°53'49" E, a distance of 83.31 feet to a point,  
Thence, N 27°36'18" E, a distance of 148.72 feet to a point in Factory Road,  
Thence, along said road, S 63°17'07" E, a distance of 30.00 feet to a point,  
Thence, leaving said road, S 27°41'40" W, a distance of 157.20 feet to a point,  
Thence, S 55°53'49" W, a distance of 83.80 feet to a point,  
Thence, S 32°48'56" W, a distance of 102.07 feet to a point,  
Thence, S 28°58'44" E, a distance of 41.67 feet to a point,  
Thence, S 19°00'48" W, a distance of 184.51 feet to a point,  
Thence, S 63°32'14" E, a distance of 357.23 feet to an iron pin set,  
Thence, S 21°03'38" W, a distance of 490.95 feet to an iron pin set,  
Thence, N 68°30'53" W, a distance of 520.78 feet to an iron pin set, passing an iron pin set at 369.14';  
Thence, N 17°16'56" E, a distance of 76.32 feet to a point,  
Thence, N 37°45'58" E, a distance of 212.96 feet to the point of beginning and containing 5.917 Acres

Subject to all easements and rights of way of record

Bearings are used to denote interior angles only.

Iron pins set are 5/8" by 30" long rebar

The above description is based on a field survey completed June 2008 by John M. Branner P.S. 6806



*John M. Branner*

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: S. B. Clausen  
DATE: 6-5-08

**BRANNER SURVEYING  
12500 N. PEACH RIDGE ROAD  
ATHENS, OHIO 45701  
740-592-5778**

**DESCRIPTION OF AN EASEMENT FOR INGRESS AND EGRESS**

Situated in Fraction 30, Section 21, T.10, R15 Lee Township, Athens County, Ohio and being more particularly described as follows:

Commencing at the Northwest corner of the East half of Fraction 30

Thence, South 2 degrees 19 minutes 57 seconds West a distance of 9.71 chains to a stone; thence, continuing South 2 degrees 19 minutes 57 seconds West , 450.23 feet to a point in Township Road #5;

Thence, along said road:

N 48°32'46" E , 152.64'

N 55°45'14" E, 336.80'

Thence leaving said road, S 34°51'53" E, 407.61' to an iron pin set passing an iron pin set at 32.70 feet; and being the point of beginning for the easement herein described:

Thence, N 33°01'35" E, a distance of 91.02 feet to a point,

Thence, N 42°16'42" E, a distance of 165.63 feet to a point,

Thence, N 14°46'29" E, a distance of 179.69 feet to a point,

Thence, N 27°15'13" W, a distance of 28.85 feet to a point,

Thence, N 32°43'36" E, a distance of 124.78 feet to a point,

Thence, N 55°53'49" E, a distance of 83.31 feet to a point,

Thence, N 27°36'18" E, a distance of 148.72 feet to a point in Factory Road,

Thence, along said road, S 63°17'07" E, a distance of 30.00 feet to a point,

Thence, leaving said road, S 27°41'40" W, a distance of 157.20 feet to a point,

Thence, S 55°53'49" W, a distance of 83.80 feet to a point,

Thence, S 32°48'56" W, a distance of 102.07 feet to a point,

Thence, S 28°58'44" E, a distance of 41.67 feet to a point,

Thence, S 19°00'48" W, a distance of 184.51 feet to a point,

Thence, S 41°58'51" W a distance of 171.45 feet to a point,

Thence, S 33°01'35" W a distance of 89.85 feet to a point,

Thence, S 37°50'26" W a distance of 207.60 feet to a point,

Thence, S 16°17'56" W a distance of 74.07 feet to a point,

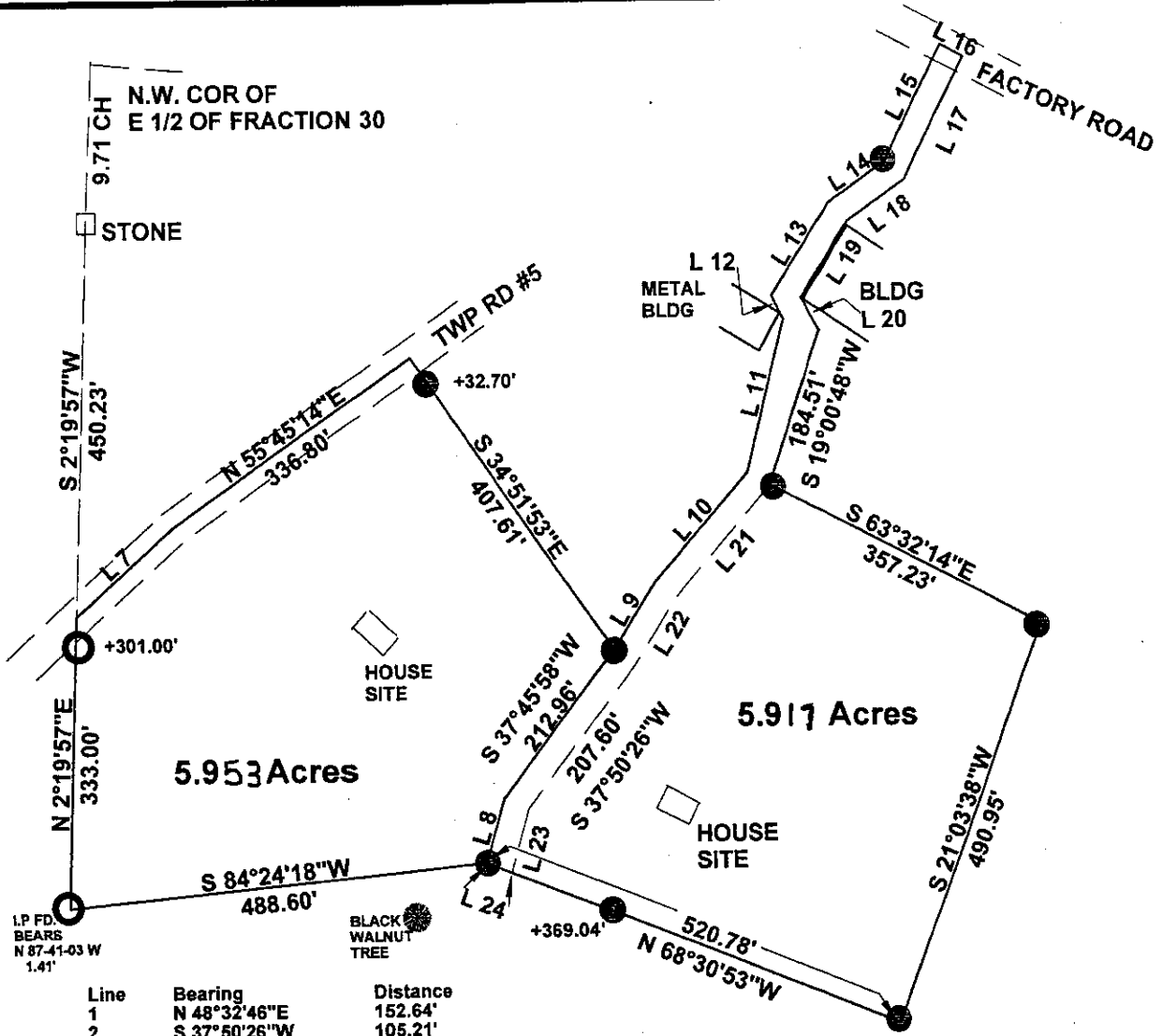
Thence, N 69°07'45" W a distance of 31.49 feet to an iron pin set;

Thence, N 17°16'56" E a distance of 76.32 feet to a point,

Thence, N 37°45'58" E a distance of 212.96 feet to a point the point of beginning

Iron pins set are 5/8" by 30" long rebar

The above description is based on a field survey completed June 2008 by John M. Branner P.S.  
6806 Bearings are used to denote interior angles only.

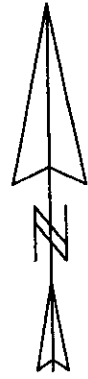


I.P. FD. BEARS  
N 87°41'03"W  
1.41'

Line	Bearing	Distance
1	N 48°32'46"E	152.64'
2	S 37°50'26"W	105.21'
3	S 37°41'37"W	107.75'
4	S 17°16'56"W	76.32'
5	S 17°24'30"W	148.77'
6	S 37°50'26"W	105.21'
7	N 48°32'46"E	152.64'
8	S 17°16'56"W	76.32'
9	N 33°01'35"E	91.02'
10	N 42°16'42"E	165.63'
11	N 14°46'29"E	179.69'
12	N 27°15'13"W	28.85'
13	N 32°43'36"E	124.78'
14	N 55°53'49"E	83.31'
15	N 27°36'18"E	148.72'
16	S 63°17'07"E	30.00'
17	S 27°41'40"W	157.20'
18	S 55°53'49"W	83.80'
19	S 32°48'56"W	102.07'
20	S 28°58'44"E	41.67'
21	S 41°58'51"W	171.45'
22	S 33°01'35"W	89.85'
23	S 16°17'56"W	74.07'
24	N 69°07'45"W	31.49'

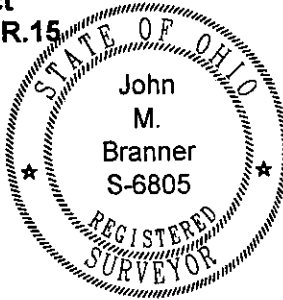
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: S. Blausen  
DATE: 6-5-08



Survey of 5.953 acre tract and a 5.917 acre tract  
in Fraction 30, Section 21, Lee Township T.10, R.15  
Lee Twp. Athens County, Ohio  
Surveyed June 2008

John M. Branner P.S. 6805  
12500 N. Peach Ridge Road  
Athens, Ohio 45701  
740-592-5778



SCALE 1 INCH = 200 FEET  
○ = IRON PIN FOUND  
● = IRON PIN SET

Reference Documents  
Prior Surveys  
Tax - Plat  
Deeds  
ASSUMED BEARING TO  
BE USED FOR INTERIOR ANGLES ONLY