

# BRANNER SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO

12500 N. PEACH RIDGE ROAD  
ATHENS, OHIO 45701

JOHN M. BRANNER  
Registered Land Surveyor

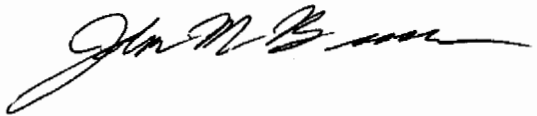
TELEPHONE  
(614) 592-5778

Situated in Section 23, T.5, R.11, Troy Township, Athens County, Ohio and being the former B & O Railroad Right of Way and being more particularly described as follows:

Commencing for reference at the South-west corner of the South-east Quarter of Section 23, thence, North, 12.83 chains (deed) to a point on the South Right of way line of the former B&O railroad right of way and being the POINT OF BEGINNING;

- \ thence, North 4 degrees 00 minutes 00 seconds East, a distance of 19.88 feet;
- \ thence South 52 degrees 59 minutes 30 seconds West, a distance of 94.60 feet;
- \ thence North 37 degrees 00 minutes 30 seconds West, a distance of 150.00 feet, passing an iron pin set at 100.00 feet to a point on the North right of way of the former B & O Railroad right of way;
- \ thence North 52 degrees 59 minutes 30 seconds East, a distance of 611.56 feet to a point where an iron pin set bears South 37 Degrees 00 Minutes 30 Seconds East, 50 feet, said point being a point of curvature of a tangent curve, concave to the Southeast, having a radius of 1357.45 feet and a central angle of 14 degrees 03 minutes 01 seconds;
- thence Northeast along said curve, a distance of 332.88 feet to a point; LONG CHORD  $R = N 60^{\circ} 01' E, 332.04'$
- \ thence South 22 degrees 57 minutes 30 seconds East, a distance of 100.00 feet (passing the center of Skunk Run at 50 feet) to a point on the South Right of Way line of the Former B & O Railroad said point being a point of curvature of a non-tangent curve, concave to the Southeast, having a radius of 1257.45 feet, a central angle of 14 degrees 03 minutes 01 second, and a chord of 307.58 feet bearing South 60 degrees 01 minute 00 seconds West;
- thence Southwest along said curve, a distance of 308.35 feet;
- thence South 37 degrees 00 minutes 30 seconds East, a distance of 65.00 feet;
- thence South 52 degrees 59 minutes 30 seconds West, a distance of 530.00 feet; the POINT OF BEGINNING; said described tract containing 3.022 acres.

Subject to all easements and rights of way of record.

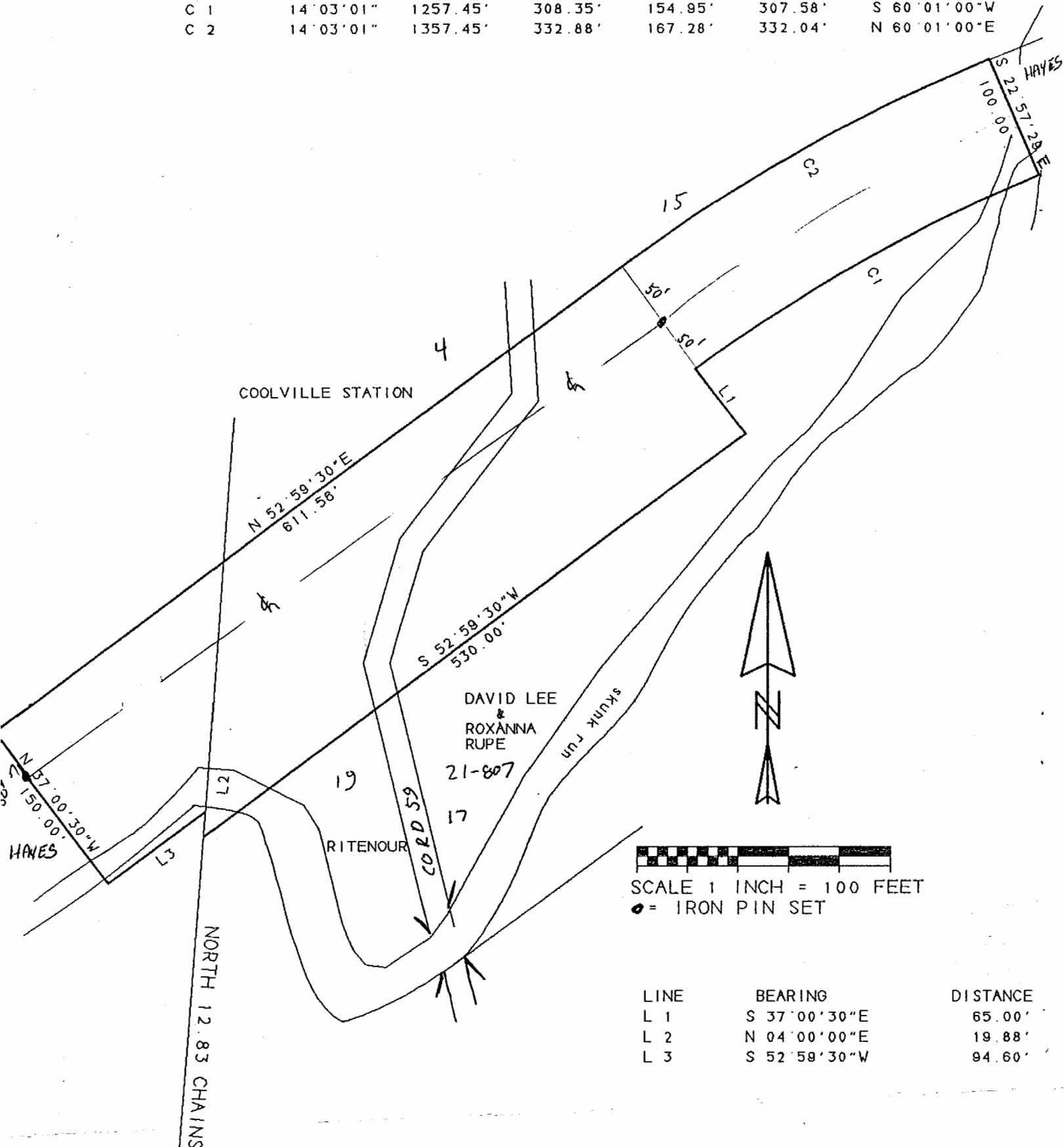


Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Beason  
DATE: 8-17-95

28

TRV #23

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	14°03'01"	1257.45'	308.35'	154.95'	307.58'	S 60°01'00"W
C 2	14°03'01"	1357.45'	332.88'	167.28'	332.04'	N 60°01'00"E



SCALE 1 INCH = 100 FEET  
 ● = IRON PIN SET

LINE	BEARING	DISTANCE
L 1	S 37°00'30"E	65.00'
L 2	N 04°00'00"E	19.88'
L 3	S 52°58'30"W	94.60'

SURVEY OF A 3.022 ACRE TRACT IN SECTION 23, T.5, R.11 TROY TOWNSHIP, ATHENS COUNTY, OHIO

SURVEYED AUGUST 1995  
*John M. Branner*  
 JOHN M. BRANNER P.S. 6805  
 12500 N. PEACH RIDGE ROAD  
 ATHENS, OHIO 592-5778

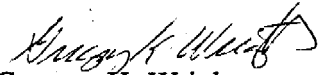
S.W. COR  
 OF S.E. 1/4  
 OF SEC. 23

29

Description of 13.368 Acres

Situated in Sections 22, 28 and 29 Town 5, Range 11, Troy Township, Athens County, Ohio and being more particularly described as follows;

Commencing at the northwest corner of Said Section 22; thence along a random line N 80°53'11" W 605.22 feet to the point of beginning of the tract herein described; thence S 11°32'48" E 330.00 feet; thence S 22°02'48" E 347.00 feet; thence S 29°57'48" E 330.00 feet; thence S 29°47'48" E 332.00 feet to an iron pin set on the northerly right-of-way of the former railroad property; thence along a curve to the left, having a radius of 1272.53 feet, a long chord of which bears S 56°16'27" E 115.25 feet to an iron pin set in the centerline of County Road 58 (passing an iron pin set for reference at 41.10 feet); thence along the centerline S 34°25'00" E 209.44 feet to an iron pin set on the southerly right-of-way of the former railroad property; thence along said right-of-way along a curve to the right having a radius of 1372.53 feet, the long chord of which bears N 36°03'52" W 1405.16 feet to an iron pin set (passing an iron pin set for reference at 57.86 feet and at 200 foot intervals); thence N 5°16'30" W 281.20 feet to an iron pin set; thence along a curve to the left having a radius of 2814.93 feet, the long chord of which bears N 18°41'15" W 1305.90 feet; thence N 32°06'00" W 1112.20 feet to an iron pin set; thence long a curve to the right having a radius of 5779.65 feet, the long chord of which bears N 31°55'39" W 34.79 feet to an iron pin set; thence continuing along said curve along a long chord which bears N 31°14'11" W 104.67 feet; thence S 90°00'00" W 5.82 feet; thence along a curve to the right having a radius of 5784.65 feet, the long chord of which bears N 28°00'50" W 539.78 feet to an iron pin set in County Road 58; thence along said road S 45°35'28" E 163.37 feet to an iron pin set; thence S 67°45'34" E 69.89 feet to an iron pin set; thence leaving the road and along the northerly right-of-way of the former railroad property along a curve to the left having a radius of 5684.65 feet, the long chord of which bears S 29°20'48" E 385.20 feet; thence N 90°00'00" E 5.85 feet; thence along a curve to the left having a radius of 5679.65 feet, the long chord of which bears S 31°32'13" E 43.25 feet to an iron pin set; thence continuing along said curve along a long chord which bears S 31°55'39" E 34.19 feet; thence S 32°06'00" E 1112.20 feet; thence along a curve to the right having a radius of 2914.93 feet, the long chord of which bears S 29°55'24" E 221.44 feet to an iron pin found; thence continuing along said curve along a long chord which bears S 23°23'02" E 443.45 feet to an iron pin found; thence leaving the right-of-way N 86°23'03" E 71.22 feet to an iron pin set; thence S 09°17'48" E 200.00 feet to an iron pin set; thence S 09°17'48" E 363.32 feet; thence S 01°12'12" W 100.00 feet to the point of beginning containing 13.368 acres.



Gregory K. Wright  
Registered Surveyor S-6535

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: S. Blausen  
DATE: 8-28-95

31  
TRV # 22, 28, 29