

BRANNER SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO

12500 PEACH RIDGE ROAD
ATHENS, OHIO 45701

JOHN M. BRANNER
Registered Land Surveyor

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(614) 592-5778

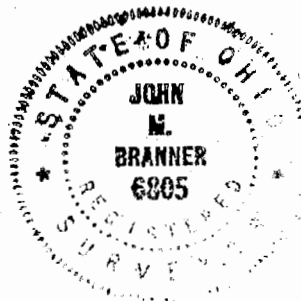
DESCRIPTION OF A 10,675 SQ.FT. LOT

Situated in the City of Nelsonville, in R.L. 649, Section 24, T.12, R.15, York Township, Athens County, Ohio and being parts of Lot 1 of the Frank Minner Addition to said city and part of Lot 276 of the L.D. Poston Addition and part of a 8 feet wide trace between said additions and being more particularly described as follows:

Beginning at an iron pin found at the North-east corner of Lot #1 of the Frank Minner Addition to Nelsonville, thence, along the North-line of a 8 feet wide strip and lot 276 of the L.D. Poston Addition, South 83 Degrees 00 Minutes East, 35.95 feet to an iron pin set on the west right of way of Pine Grove Drive; thence, along a curve to the right with a radius of 75 feet and an arc length of 69.57 feet (Long chord bears South 19 Degrees 36 Minutes 12 Seconds East, 67.10 feet) to an iron pin set; thence, South 07 Degrees 00 Minutes West, 29.04 feet to an iron pin set; thence, leaving said right of way North 83 Degrees 00 Minutes West, 126.00 feet to an iron pin set in the West-line of Lot #1, passing an iron pin set at 66.00 feet; thence, along said line North 07 Degrees 00 Minutes East, 89.04 feet to an iron pin found at the north-west corner of Lot # 1; thence along the north-line of said lot South 83 Degrees 00 Minutes East, 60.00 feet to the point of beginning and containing 10,675 Sq. Ft., of which 5342 square feet are out of Lot#1 of the Frank Minner Addition, 712 Square feet are out of the 8 feet wide strip, and 4521 Square feet are out of Lot 276 of the L.D. Poston Addition.

Subject to all easements and rights of way of record.

John M. Branner
John M. Branner P.S. 6805

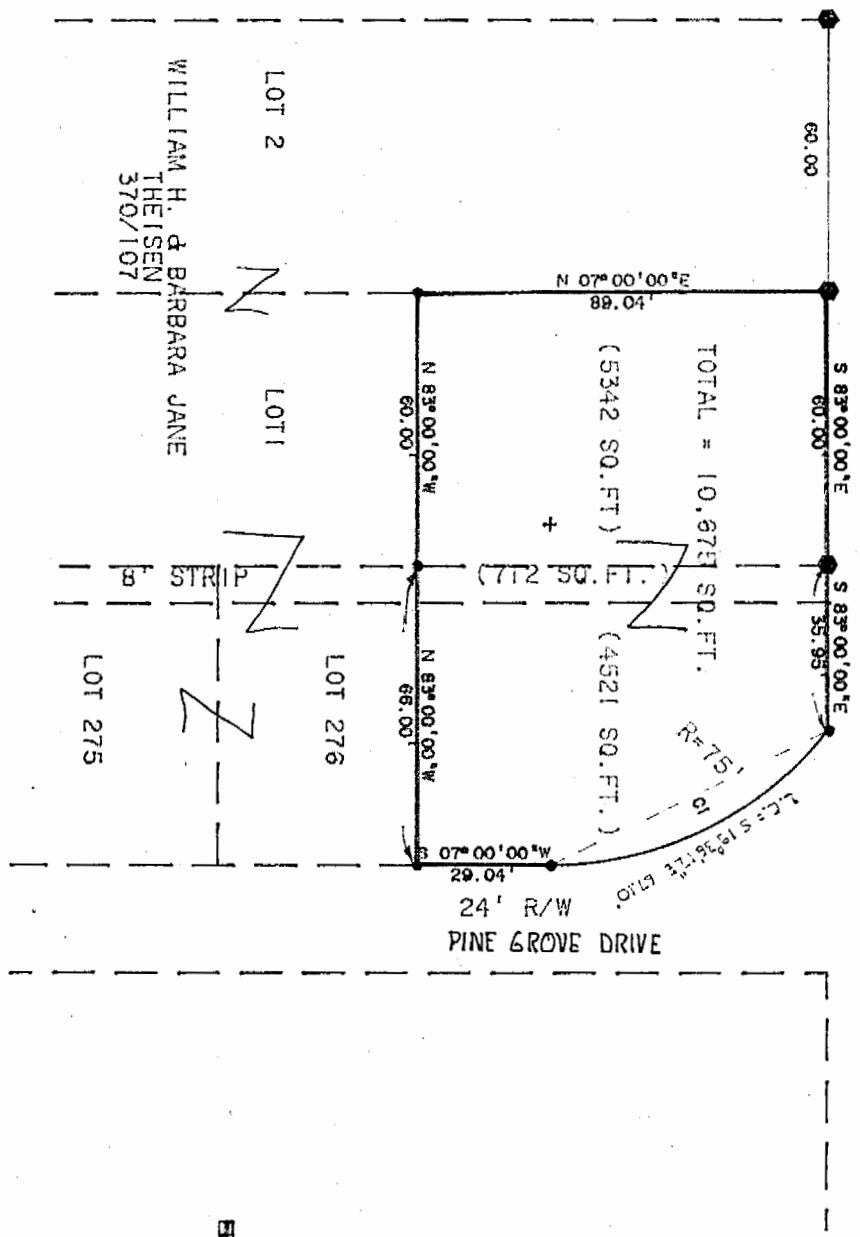


Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *Cheryl Hedges*
DATE: *3/6/91*

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NRK#24

MT. ST. MARY DRIVE
29.8' R/W

FRANKLIN ST.



SCALE: 1" = 30'

- = IRON PIN SET
- = IRON PIN FOUND
- = BEARINGS BASED ON NORTH-LINE OF FRANK MINNERS SUBD.

SURVEY OF PARTS OF LOT 1 OF FRANK MINNER ADDITION AND PART OF LOT 276 OF THE L.D. POSTON ADDITION TO THE CITY OF NELSONVILLE IN R.L. 649, SEC. 24, TOWN 12, RANGE 15, YORK TOWNSHIP, ATHENS COUNTY, OHIO

SURVEYED FEB. 1991

John M. Branner



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