

DESCRIPTION OF A 19.78 ACRE TRACT

Situated in Section 12, T.5, R.13, Canaan Township, Athens County, Ohio and being more particularly described as follows:

Beginning at a point in the center of Mush Run Road (CR 34) which bears N 3° 14' 35" E, 1077.28 feet and N 86° 51' 19" W, 1371.05 feet from the Southeast corner of Section 12 (calculated) and also being the Northeast corner of Onail 0.52 acre tract (344-345 DR);

Thence along a fenceline and lines of Stover (308-56 OR), N 86° 43' 58" W, 1708.29 feet an iron pin set by a fencecorner, passing an iron pin set at 20.00 feet and an 1" iron rod found at 185.00 feet;

Thence along the lines of Cuckler (22-970 OR), N 35° 47' 42" E, 1201.15 feet to a point in the center of Mush Run Road (CR 34), passing an pin set at 1183.38 feet;

Thence along along new lines created by this survey and said road the following 11 courses:

S 35° 46' 15" E, 177.13 feet to a point;

S 38° 20' 31" E, 276.08 feet to a point;

S 44° 24' 55" E, 104.57 feet to a point;

S 50° 27' 14" E, 106.65 feet to a point;

S 51° 56' 45" E, 211.75 feet to a point;

S 57° 59' 41" E, 135.24 feet to a point;

S 53° 46' 52" E, 66.40 feet to a point;

S 46° 36' 49" E, 75.79 feet to a point;

S 37° 07' 01" E, 70.02 feet to a point;

S 33° 05' 45" E, 100.87 feet to a point;

S 32° 18' 43" E, 159.69 feet to the point of beginning and containing 19.78 acres more or less.

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped "Branner P.S. 6805"

Bearing : Grid North - N.A.D. 83

The above description is based on a field survey completed February 2016 by

John M. Branner P.S. 6805

John M. Branner

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 2/12/16



Legal Description Pre-Approval

APPROVED

All transfers are subject to
Athens County Conveyance Standards

MAR 14 2016

Jill Thompson
Athens County Auditor



CUCKLER
WILLIAM R
22-970 OR
193.1000

+1183.38'

Mush Run Road (CR 34)

Short Line Table

Line	Bearing	Distance
1	S 44° 24' 55" E	104.57'
2	S 50° 27' 14" E	106.65'
3	S 57° 59' 41" E	135.24'
4	S 53° 46' 52" E	66.40'
5	S 46° 36' 49" E	75.79'
6	S 37° 07' 01" E	70.02'
7	S 33° 05' 45" E	100.87'

Survey of a 19.78 Acre Tract
Located in Section 12, T-5, R-13,
Canaan Twp., Athens Co., Ohio
Surveyed February 2016

By: *John M. Branner*
John M. Branner P.S. 6805
62 East First Street
The Plains, Ohio 45780

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *David E. Stewart*
DATE: 2/12/16



19.78 Acres more or less

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CUCKLER
MICHAEL D
179-373 OR
10.9200

N 86° 43' 58" W
1708.29'

STOVER
CHARLES F
& DONNA M
308-56 OR
41.8200

+185.00'

ONAIL
MICHELLE
344-345 DR
0.5200 ac.

P.O.B.

N 86° 51' 19" W
1371.05'
(calculated)

Southeast Corner
of Section 12

N 3° 14' 35" E
1077.28'
(calculated)
Section 6
Section 11 Section 5

0' 200' 400' 600'



Scale 1 inch = 200 feet

○ = Iron pin set 5/8"x30" rebar w/ plastic I.D. Cap

● = Iron pin found

Bearings: N.A.D. 83 Grid North

Ref. Docs.: Tax Plat, Deeds, Surveys