

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: 1/31/13  
DATE: Williams

### Description of a 41.711 Acre Tract

Situated in Fraction 30 and 31, Section 21, T.5, R.13, Canaan Township, Athens County, Ohio and being a part of the First Tract as described in 407-1771 O.R. and being more particularly described as follows:

Commencing at the South-east corner of Fraction 30, thence, along the south-line of said fraction North 86 degrees 44 minutes 12 seconds West, 946.44 feet to a point on the East-line of the aforementioned First Tract; thence, along the East-line of said tract North 03 degrees 19 minutes 24 seconds East, 50.00 feet to an iron pin set and being the point of beginning for the tract of land herein described:

Thence, along new lines created by this survey

N 86° 31' 15" W , 50.10 feet to an iron pin set;

S 4° 15' 59" W, 196.57 feet to an iron pin set;

S 22° 52' 28" E, 200.78 feet to a point in North Coolville Ridge Rd. passing an iron pin set at 186.65 feet;

Thence, along said road:

S 73° 21' 56" W, 236.96 feet;

S 65° 58' 30" W, 374.75 feet;

S 71° 55' 15" W, 156.62 feet;

S 88° 18' 34" W, 114.60 feet;

Thence, leaving said road and along the lines of Petit (107-685 O.R.) and Lucas (369-629 O.R., 281-1629 O.R.);

N 3° 13' 23" E, 2096.06 feet to an iron pin set, passing an iron pin found at 2072.29 feet;

S 87° 59' 27" E, 102.96 feet to an iron pin set;

N 3° 13' 23" E, 433.62 feet to an iron pin set;

S 86° 46' 37" E, 681.78 feet to an iron pin set;

S 3° 19' 24" W, 1836.45 feet to the point of beginning and containing 41.711 acres.

Subject to all easements and rights of way of record

All iron pins set are 5/8" by 30" long rebar

Bearings: Grid North, N.A.D. 83

The above description is based on a field survey by John M. Branner P.S. 6805 completed January 2013

*John M. Branner*



Lucas  
281-1629 O.R.  
54.50 ac.

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281-1629 O.R.  
54.50 ac.

Lucas  
369-629 O.R.  
41.84 ac.

Sheridan  
407-1771 O.R.  
Part of First Tract

Sheridan  
407-1771 O.R.  
38.21 ac.  
Second Tract

41.711 Acres

Pettit  
107-685 O.R.  
22.72 ac.

James Kevin  
Sheridan  
406-1018 O.R.  
3 ac.



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BY: *M. M. M.*  
DATE: 1/31/13

Survey of a 41.711 Acre Tract  
in Fraction 30 & 31, Section 21  
T.5, R.13, Canaan Twp.,  
Athens Co., Oh  
Surveyed January 2013

*John M. Branner*  
John M. Branner P.S. 6805  
62 East First St.  
The Plains, Oh 45780  
740-541-0350

● = iron pin set  
○ = iron pin fd.  
Bearings: Grid North N.A.D. 83  
Ref. Docs: Tax Plat- Deeds- Surveys  
County Surveyors Plat Bk. 7. Pg. 222  
South-eastern Land Surveys 41.857 ac. surv.  
G. Bayha 23.497 ac survey

0' 300' 600' 900'  
Scale 1 inch = 300 feet

\* Cross mark  
in cliff  
(calc)

