

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Brand Wilbur  
DATE: 5/3/17

**DESCRIPTION OF AN 1.242 ACRE TRACT  
Existing Tract of Record**

Situated in Section 26, Canaan Township, T-5, R-13, Athens County, Ohio, being the same tract as described in Volume 527, Page 504, Official Records of the Athens County Recorder's Office, and being more particularly described as follows:

**Commencing** at the Northwest Corner of the East Half of the Northwest Quarter of Section 26; thence S 46° 08' 01" E, 839.70 feet to a point in the intersection of CR-90 (Mansfield Rd) and TR-92 (N. Coolville Ridge Rd) and also being the **Point of Beginning** for the survey herein described; Thence along the center of CR-90 (Mansfield Rd),

**N 33° 05' 57" E, 311.81 feet** to a point;

Thence along a curve to the right in said road with the following Curve Data:

**Arc: 95.56, Chord: 95.30, Radius: 375.00, Tangent: 48.04, and Chord Bearing N 40° 23' 57" E;**

Thence leaving said road:

**S 42° 18' 03" E, 17.07 feet** to a point;

**S 2° 25' 32" E, 378.49 feet** to a point in the center of TR-92 (N. Coolville Ridge Rd) and passing an iron pin found at 5.02 feet and iron pins set at 136.64 feet and 367.56 feet;

Thence along said road,

**N 77° 36' 58" W, 265.73 feet** to the point of beginning **and containing 1.242 acres.**

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: N.A.D. 83 Grid North - Ohio South Zone

The above description is based on a the description and plat by Gerald E. Hann, PS 4062, dated June, 1978 and redrawn and calcaulted May, 2017 by

John M. Branner P.S. 6805



*Pat McGarry, RS  
Athens Co. Health Dept  
5/5/17*

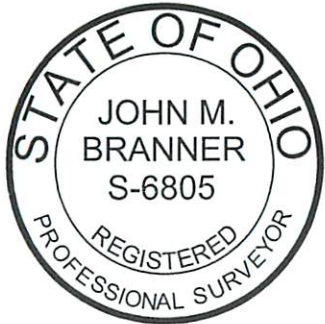
Legal Description Pre-Approval  
**APPROVED**  
All transfers are subject to  
Athens County Conveyance Standards

MAY 04 2017

Jill Thompson  
Athens County Auditor

Survey of three tracts: 1.242, 2.564, and 3.562 Acres  
 Situated in Section 26, T.5, R.13, Canaan Twp., Athens Co., Ohio  
 Surveyed April, 2017

By: *John M. Branner*  
**John M. Branner P.S. 6805**  
 P.O. Box 274  
 The Plains, Ohio 45780



Curve Data	
Delta Angle	14°36'01"
Radius	375.00
Arc	95.56
Tangent	48.04
Chord	95.30
Chord Bearing	N 40° 23' 57" E

**Gellermann  
Lynn R  
328-1360 OR**

Commencing at:  
 N.W. Corner of  
 East Half of  
 the N.W. Quarter  
 of Section 26

**1.242 Acres**

Existing Tract  
 (527-504 OR)

P.O.B.

**Creamer  
Timothy A  
200-32 OR**

**Manda  
Joe  
123-338 DR**

**Tract 1  
2.564 Acres**

P.O.B. (Tract 1)

**Tract 2  
3.562 Acres**

P.O.B. (Tract 2)

Description Checked for  
 Mathematical Accuracy  
 Athens County  
**ENGINEER'S OFFICE**  
 BY: *Branner William*  
 DATE: 5/3/17

**Safran  
Stephen P  
119-514 OR**

**Crawford  
John G  
61-854 OR**

*Approved to Transfer  
 Pat Wilkamy, RS  
 Athens Co. Health Dept  
 5/5/17*



Scale 1 inch = 100 feet

- = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
- = iron pin found

Bearings: N.A.D. 83 Grid North - Ohio South Zone  
 Ref. Docs.: Tax Plat, Deeds, Surveys

