

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

MAY 04 2017

Jill Thompson
Athens County Auditor

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

TRACT 1
DESCRIPTION OF A 2.564 ACRE TRACT

Situated in Section 26, Canaan Township, T-5, R-13, Athens County, Ohio, 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 (calculated) to a point in the intersection of CR-90 (Mansfield Rd) and TR-92 (N. Coolville Ridge Rd);

thence S 77° 36' 58" E, 265.73 feet to a point in the center of TR-92 (N. Coolville Ridge Rd); thence leaving said road, N 2° 25' 32" W, 242.90 feet to an iron pin set, passing an iron pin set by a fencepost at 10.93 feet and also being the **Point of Beginning** for the survey herein described;

Thence along the east line of an existing 1.242 acre tract (527-504 OR):

N 2° 25' 32" W, 151.01 feet to a point in the center of CR-90 (Mansfield Rd), passing an iron pin found at 130.57 feet;

Thence along the center of said road the following 6 courses:

N 55° 14' 28" E, 100.00 feet to a point;

N 60° 36' 28" E, 100.22 feet to a point;

N 65° 02' 28" E, 100.00 feet to a point;

N 77° 34' 28" E, 104.78 feet to a point;

S 89° 58' 32" E, 53.55 feet to a point;

S 86° 54' 32" E, 91.59 feet to a point;

Thence leaving said road along the lines of Sparato (357-707 DR):

S 2° 51' 33" W, 215.68 feet to a point in the creek, passing an iron pin set by a fencepost at 25.4 feet;

Thence along new lines created by this survey:

S 73° 02' 14" W, 146.32 feet to an iron pin set;

S 84° 21' 01" W, 211.11 feet to an iron pin set;

S 74° 51' 22" W, 145.33 feet to the point of beginning **and containing 2.564 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 field survey completed May 2017 by

John M. Branner P.S. 6805



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



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)

**Tract 1
2.564 Acres**

**Tract 2
3.562 Acres**

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



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

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

**Safran
Stephen P**
119-514 OR

**Crawford
John G**
61-854 OR

By Post

**Sparato
Lucian P**
357-707 DR

Point
in Creek

+25.4'
By Post

S 2° 51' 33" W
215.68'

S 2° 51' 33" W
343.71'

+56.93'

(N. Coolville Ridge Rd)
 TR-92

S 8° 57' 54" W
72.38'

N 81° 06' 32" W
457.11'

P.O.B. (Tract 2)

By Post
+10.93'

**Manda
Joe**
123-338 DR

**Creamer
Timothy A**
200-32 OR

N 77° 36' 58" W
265.73'

P.O.B.

Existing Tract
(527-504 OR)

N 2° 25' 32" W
242.90'

S 2° 25' 32" E
378.49'

+136.64'

+5.02'

CR-90
(Mansfield Rd)

N 2° 25' 32" W
151.01'

N 55° 14' 28" E
100.00'

S 42° 18' 03" E
17.07'

P.O.B. (Tract 1)

N 74° 51' 22" E
145.33'

S 74° 51' 22" W
211.11'

N 84° 21' 01" E
211.11'

S 84° 21' 01" W

N 73° 02' 14" E
146.32'

S 73° 02' 14" W

S 89° 58' 32" E
53.55'

N 77° 34' 28" E
104.78'

N 65° 02' 28" E
100.00'

N 60° 36' 28" E
100.22'

S 86° 54' 32" E
91.59'

Section 27
Section 26