

BY: *Barclay Whittier*
DATE: 5/16/17

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

MAY 17 2017

Jill Thompson
Athens County Auditor

TRACT 1
DESCRIPTION OF A 51.660 ACRE TRACT

Situated in Fraction 3 of Section 9, Canaan Township, T-5, R-13, Athens County, Ohio, and being more particularly described as follows:

Commencing at a stone found at the Northeast Corner of Fraction 3 and also being the **Point of Beginning** for the survey herein described;

Thence along the Section line of Sections 9 and 3 and the lines of Houska (459-387 OR):

S 3° 00' 33" W, 1476.37 feet to a stone (calculated);

Thence along the lines of Phillips (282-131 OR),

S 2° 57' 29" W, 1881.33 feet to an iron pin (calculated);

Thence along the lines of Hayes (448-3950 OR):

N 63° 55' 33" W, 906.20 feet to an iron pin found, passing an iron pin (calculated) at 600.00 feet;

S 26° 04' 30" W, 523.97 feet to an iron pin found on the right-of-way of TR-605 (Canaanville Rd);

Thence along said right-of-way:

N 63° 42' 04" W, 110.52 feet to an iron pin set;

N 58° 57' 47" W, 51.47 feet to an iron pin;

Thence leaving said right-of-way and along new lines created by this survey:

N 26° 19' 31" E, 523.97 feet to an iron pin set;

N 14° 57' 08" E, 2999.60 feet to an iron pin set in the fenceline;

Thence along the lines of Houska (459-387 OR),

S 87° 09' 21" E, 356.19 feet to the point of beginning **and containing** 51.660 Acres.

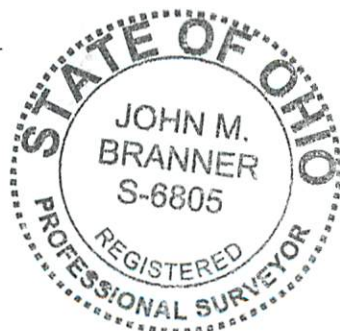
Subject to all easements and rights of way of record.

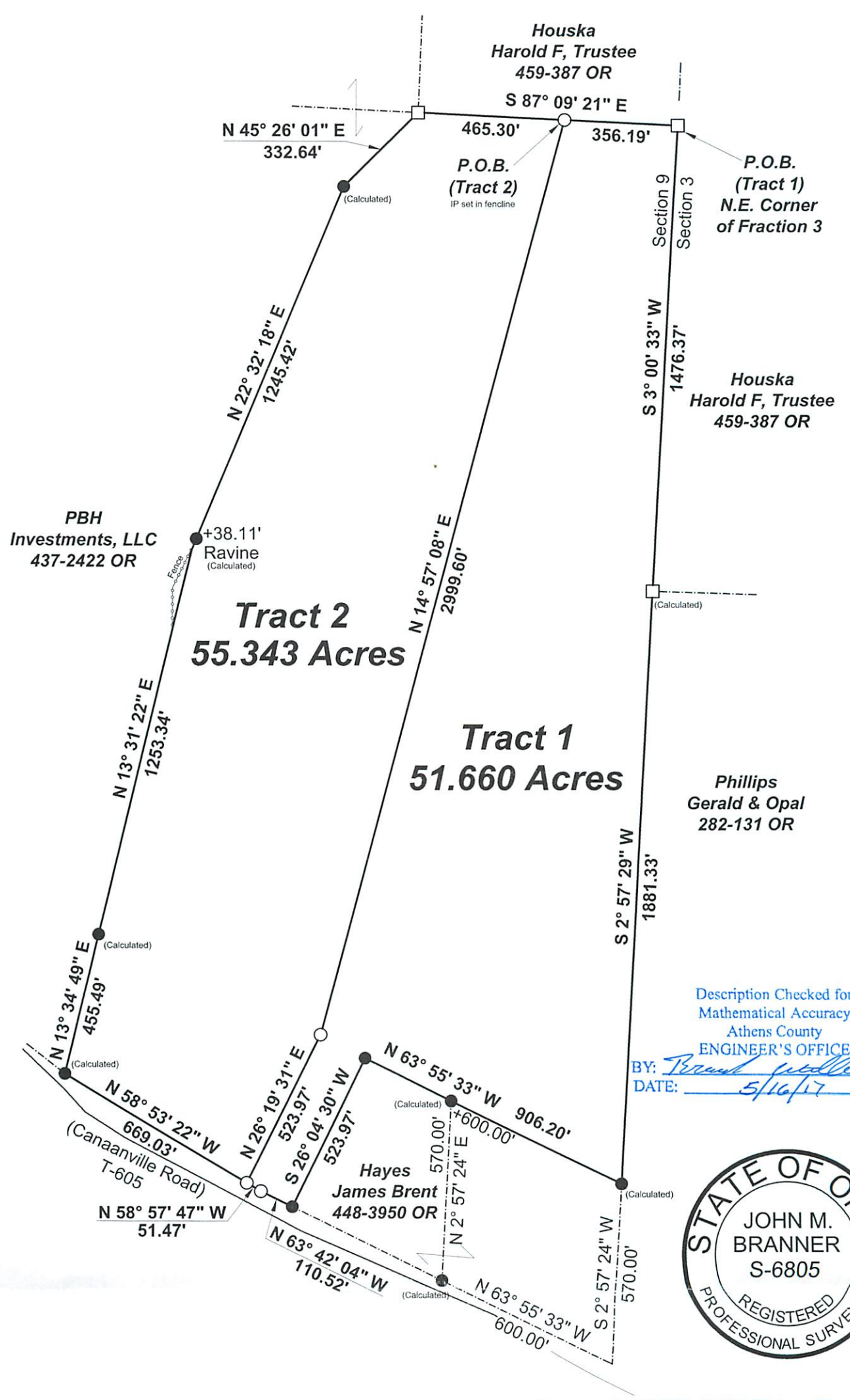
Bearing: Assumed and used to denote interior angles only

The above description is based on a previous survey by John M. Branner, P.S. 6805, dated 02/2004 and on a field survey completed May 2017 by:

John M. Branner P.S. 6805

John M. Branner





Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *John M. Branner*
DATE: 5/16/17



Scale 1 inch = 400 feet
 ○ = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
 ● = iron pin found
 □ = stone found
 Bearings: Assumed and used to denote interior angles only
 Ref. Docs.: Tax Plat, Deeds, Surveys

Survey of a 51.660 & 55.343 Acre Tract
Situating in Fraction 3, Section 9, T.5, R.13,
Canaan Twp., Athens Co., Ohio
Surveyed May 2017

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