

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Frank Wilkerson  
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 2**  
**DESCRIPTION OF A 55.343 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 the Fraction 3;

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

N 87° 09' 21" W, 356.20 feet to an iron pin set in a fenceline and also being the **Point of Beginning** for the survey herein described;

Thence along new lines created by this survey:

S 14° 57' 08" W, 2999.60 feet to an iron pin set;

S 26° 19' 31" W, 523.97 feet to an iron pin set in the right-of-way of TR-605 (Canaanville Rd);

Thence along said right-of-way:

N 58° 53' 22" W, 669.03 feet to an iron pin found (calculated);

Thence leaving said right-of-way and along the lines of PBH Investments, LLC (437-2422 OR):

N 13° 34' 49" E, 455.49 feet to an iron pin (calculated);

N 13° 31' 22" E, 1253.34 feet to a point in a ravine;

N 22° 32' 18" E, 1245.42 feet to an iron pin (calculated), passing an iron pin (calculated) at 38.11 feet;

N 45° 26' 01" E, 332.64 feet to a stone found;

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

S 87° 09' 21" E, 465.30 feet to the point of beginning **and containing 55.343 Acres.**

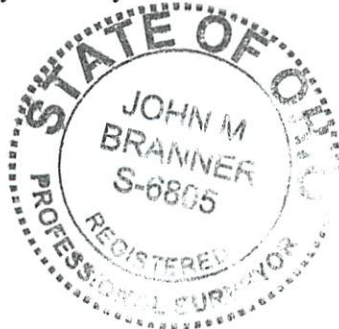
Subject to all easements and rights of way of record.

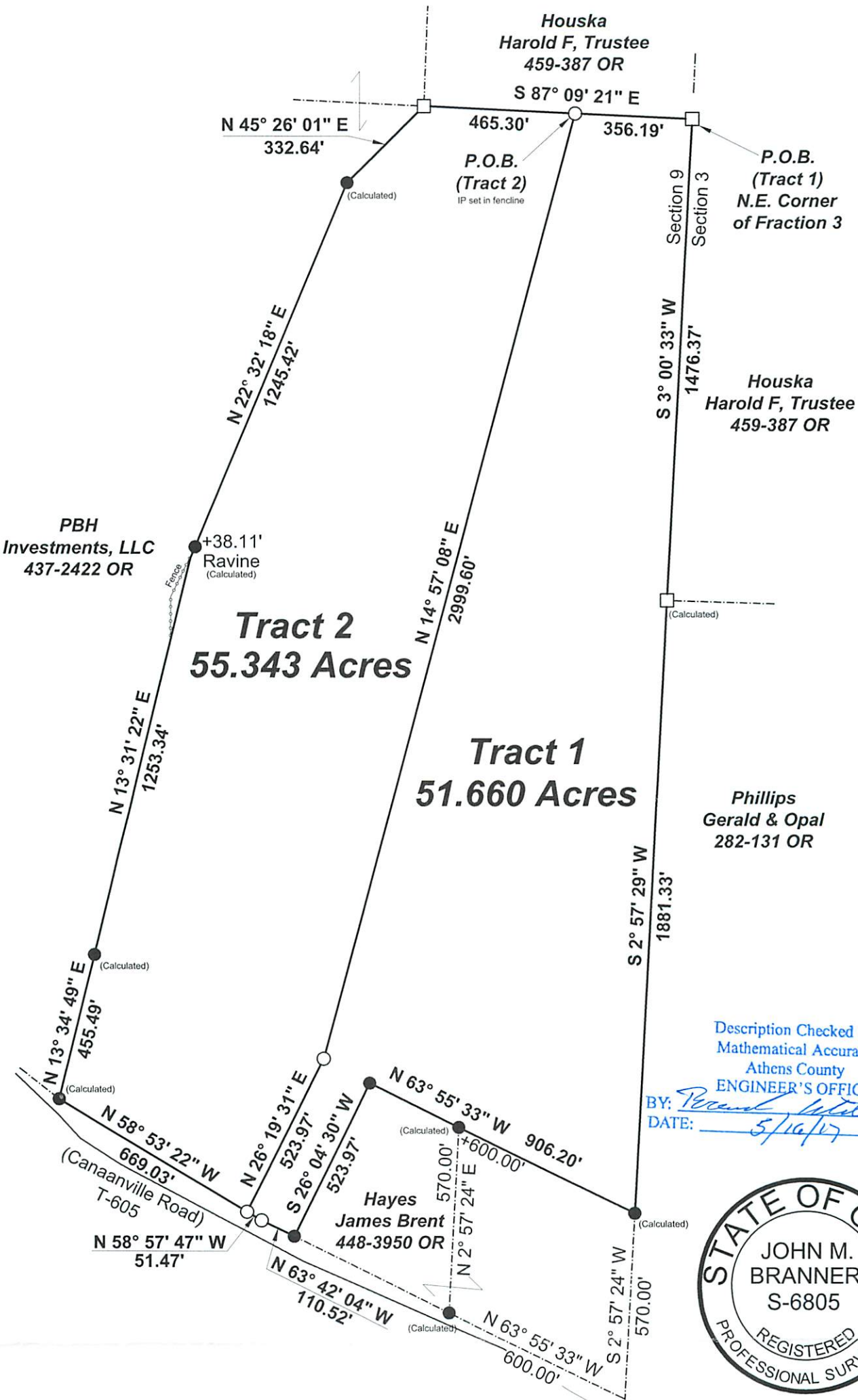
Bearing: Assumed and used to denote interior angles only

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*





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BY: *Perceal Miller*  
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  
Situated 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