

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Die E. SW  
DATE: 2/7/20

## Description of a 0.999 Acre Tract

Situated in Fraction 5, Section 10, T.5, R.13, Canaan Township, Athens County, Ohio and being a part of the land as described in Volume 371, Page 253 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at an iron rod found, taken to be the Southwest corner of Fraction 5:

Thence along the East line of Sablyak (464-1754 O.R.),  
**N 02° 59' 35" E, 210.90 feet**, to a point in State Route 690, passing an iron pin set at 143.78 feet;

Thence along said road,

**N 48° 50' 52" E, 30.44 feet**, to a point;

Thence leaving said road and along the Southeast line of Zimmerman (62-573 O.R.),

**S 51° 48' 51" E, 407.36 feet**, to an iron pin set, passing an iron pin set at 80.97 feet;

Thence along the North line of Sablyak (646-1754 O.R.),

**N 86° 34' 30" W, 354.75 feet**, to the point of beginning and **containing 0.999 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: Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed February, 2020 by

John M. Branner P.S. 6805



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

FEB 10 2020

Jill Thompson  
Athens County Auditor

Northeast Corner of Fraction 5 bears N 02°59'35" E, 2203.44' from iron rod found and taken to be the Southwest corner of Fraction 5

McVey Aaron  
368-406 O.R.

McAfee Road LLC  
346-660 O.R.

Note:  
This survey runs to the center-line of SR-690 in order to remedy deed overlap with McVey, Parcel E010010007101



Scale 1"=50'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found

Bearings: N.A.D. Grid North - Ohio South Zone  
Ref. Docs.: Tax Plats, Deeds, Existing Surveys  
Hibbard Surveys: County Survey Records Vol. 7, Pages 53 & 82



Survey of a 0.999 Acre tract  
Sited in Fraction 5,  
Section 10, T.5, R.13,  
Canaan Twp., Athens Co., OH  
Surveyed February, 2020

By: *[Signature]*  
John M. Branner, P.S. 6805  
P.O. Box 274  
The Plains, OH 45780



# 0.999 Acres

Zimmerman  
Roger L & Nirvana L  
371-253 O.R.

Sablyak  
John F II & Karen P.  
464-1754 O.R.

P.O.B.  
N: 485661.44, E: 2113139.70  
Iron Rod found taken to be the Southwest Corner of Fraction 5

Sablyak  
John F II & Karen P.  
464-1754 O.R.

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