

DESCRIPTION OF A 10.44 ACRE TRACT (Existing Tract of Record)

Situated in Section 13, T.5, R.13, Canaan Township, Athens County, Ohio and being the same tract as conveyed to Renee T. Gremore (Volume 55, Page 1326 O.R. (P.I.D.# E010010028000 and being more particularly described as follows:

Beginning at a stone found at the South-west corner of the North-East Quarter of Section 13, thence, along the East-line of DeLaval (158-917 O.R.)

N 3° 22' 02" E, 1153.06 feet to an iron pin found (bent)

Thence, along Willow Creek Road the following bearing and distances:

S 20° 23' 47" E, 196.98 feet to a point;

S 33° 43' 42" E, 459.90 feet to a point;

S 39° 21' 44" E, 251.04 feet to a point;

S 40° 54' 18" E, 178.89 feet to a point;

S 24° 31' 17" E, 102.23 feet to a point;

S 15° 11' 32" E, 215.34 feet to a point;

Thence, leaving said road and along the North-lines of Seymour (534-1008 O.R.),

Banks(484-1419 O.R.) and Layton (333-343 D.R.)

N 86° 33' 16" W, 768.34 feet , passing an iron pin set at 25.18 feet and an iron pipe found (bent) at 217.9 feet, to the point of beginning and containing 10.44 acres

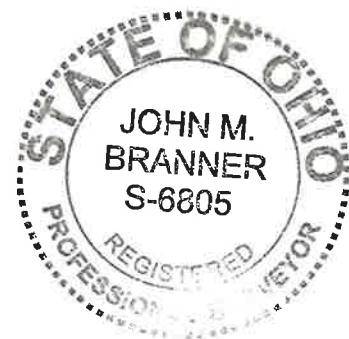
Subject to all easements and rights of way of record.

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

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

John M. Branner P.S. 6805



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *John M. Branner*
DATE: *2/24/20*

Survey of a 10.44 Acre Tract Situated in Section 13 , T. 5, R.13, Canaan Twp., Athens Co., Ohio Surveyed February 2020

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

iron pin fd -bent

DELAVAL JEFFREY PHIPPS
& REBECCA DALE
158-917 O.R.
148.40ac

S 20° 23' 47" E
169.98'

S 33° 43' 42" E
459.90'
Willow Creek Rd.

N 3° 22' 02" E
1153.06'



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



10.44 Acres
Renee T. Gremore
Deed Reference:555-1326or
Parcel ID:E010010028000

P.O.B.
Stone fd at
S.W. cor of
N.E. 1/4 or
Sec. 13

LAYTON STEPHANIE ETAL
333-343 D.R.
43.11ac

BANKS ALLEN M.
& KIMBERLY S.
484-1419 O.R.
64.03ac

N 86° 33' 16" W
768.34'

iron pipe fd -bent
+217.9

SEYMOUR CHRISTOPHER B.
& RYANNE C. OLDHAM
534-1008 O.R.
2.36ac

S 24° 31' 17" E
102.23'

S 40° 54' 18" E
178.89'

S 39° 21' 44" E
251.04'

S 15° 11' 32" E
215.34'

+25.18'