

BY: Reuben Walker  
DATE: 10/11/18

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

OCT 15 2018

Jill Thompson  
Athens County Auditor

## DESCRIPTION OF A 21.963 ACRE TRACT

Situated in Fraction 7, Section 14, T.5 R.13, Canaan Township, Athens County, Ohio and being a part of the tract of land as described in Volume 450, Page 165 of the Official Records of Athens County, and being more particularly described as follows:

**Beginning at** an iron pin set on the West line of Workman (527-721 O.R.) and what is taken to be the common line of Fractions 1 & 7, said iron pin bears N 26° 02' 40" W, 2497.79 feet (calculated) from the Southeast corner of Fraction 7;

Thence along the West line of Workman (527-721 O.R.),

**S 20° 37' 03" W, 567.08 feet** to an iron pipe found in the creek;

**S 44° 47' 06" W, 672.90 feet** to a point in County Road 90 (Mansfield Road), passing an iron pin found at 638.96 feet;

Thence along said road the following 15 courses:

(1) **N 07° 44' 09" W, 105.18 feet** to a point;

(2) **N 25° 13' 09" W, 40.33 feet** to a point;

(3) **N 50° 50' 51" W, 47.09 feet** to a point;

(4) **N 66° 37' 58" W, 164.48 feet** to a point;

(5) **N 64° 51' 27" W, 57.86 feet** to a point;

(6) **N 56° 02' 49" W, 58.24 feet** to a point;

(7) **N 52° 37' 38" W, 223.01 feet** to a point;

(8) **N 41° 32' 43" W, 61.99 feet** to a point;

(9) **N 29° 01' 31" W, 67.80 feet** to a point;

(10) **N 21° 22' 43" W, 75.36 feet** to a point;

(11) **N 27° 32' 57" W, 73.95 feet** to a point;

(12) **N 42° 56' 32" W, 56.46 feet** to a point;

(13) **N 56° 24' 46" W, 72.74 feet** to a point;

(14) **N 60° 59' 27" W, 137.10 feet** to a point;

(15) **N 51° 49' 54" W, 27.21 feet** to a point;

Thence leaving said road and along new lines created by this survey:

**N 11° 45' 58" E, 240.57 feet** to an iron pin set on what is taken to be the North line of Fraction 7;

Thence along said line of Fraction 7,

**S 87° 38' 39" E, 1498.72 feet** to the point of beginning **and containing 21.963 acres**, more or less.

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

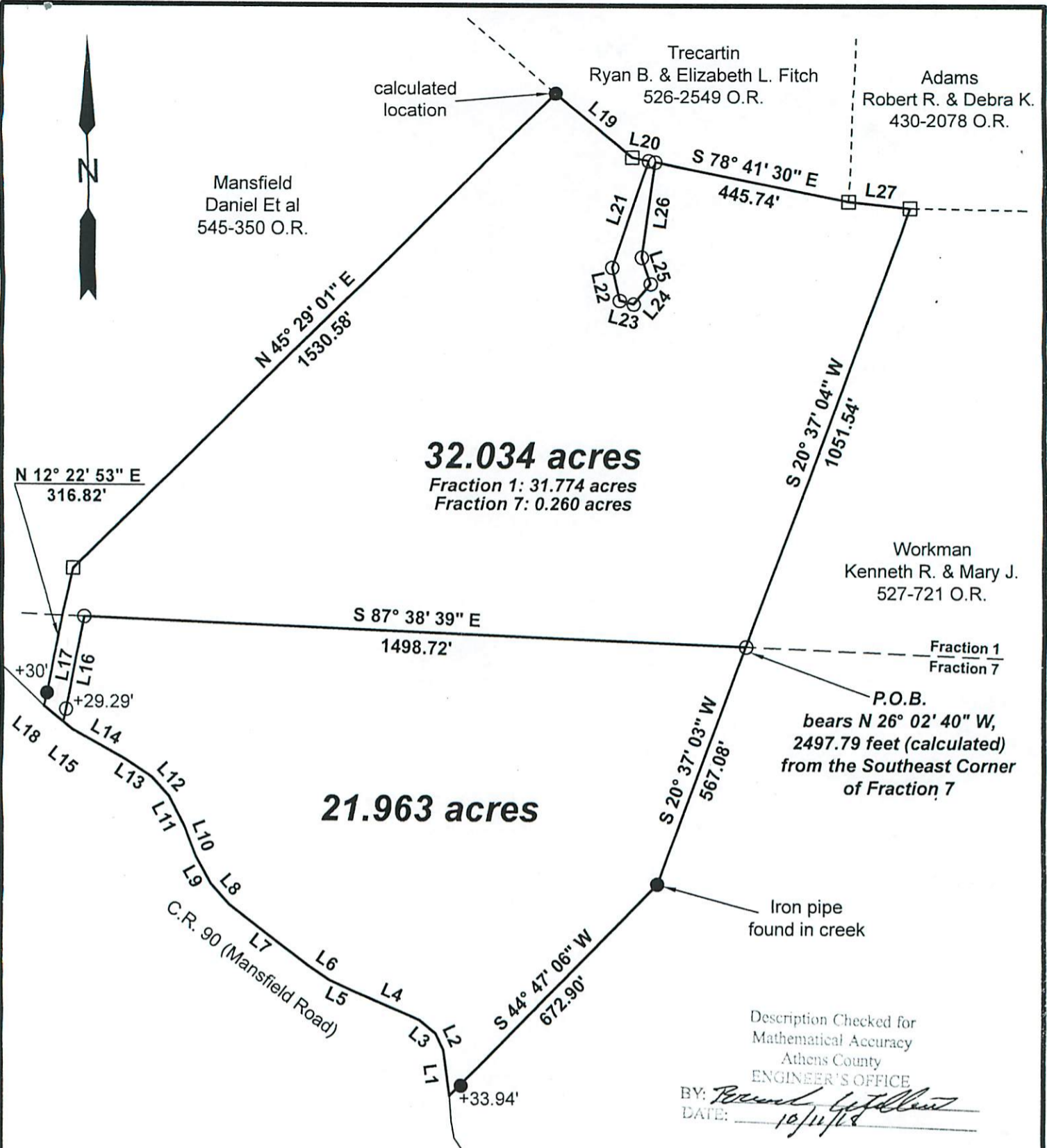
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed October, 2018 by

Jeb Branner, S.L., E.I., under the supervision of:

John M. Branner P.S. 6805





**32.034 acres**  
 Fraction 1: 31.774 acres  
 Fraction 7: 0.260 acres

**21.963 acres**

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *[Signature]*  
 DATE: 10/11/18

Short Line Table					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 07° 44' 09" W	105.18'	L14	N 60° 59' 27" W	137.10'
L2	N 25° 13' 09" W	40.33'	L15	N 51° 49' 54" W	27.21'
L3	N 50° 50' 51" W	47.09'	L16	N 11° 45' 58" E	240.57'
L4	N 66° 37' 58" W	164.48'	L17	S 11° 45' 58" W	240.57'
L5	N 64° 51' 27" W	57.86'	L18	N 51° 49' 54" W	57.81'
L6	N 56° 02' 49" W	58.24'	L19	S 49° 52' 29" E	228.80'
L7	N 52° 37' 38" W	223.01'	L20	S 78° 41' 30" E	38.14'
L8	N 41° 32' 43" W	61.99'	L21	S 19° 17' 33" W	251.55'
L9	N 29° 01' 31" W	67.80'	L22	S 12° 43' 24" E	77.98'
L10	N 21° 22' 43" W	75.36'	L23	S 75° 40' 16" E	32.69'
L11	N 27° 32' 57" W	73.95'	L24	N 39° 29' 35" E	60.66'
L12	N 42° 56' 32" W	56.46'	L25	N 18° 27' 11" W	63.37'
L13	N 56° 24' 46" W	72.74'	L26	N 08° 13' 19" E	213.89'
			L27	S 83° 52' 29" E	139.44'



Scale 1"=300'  
 ○ = 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



Survey of two tracts  
 Situated in Fractions 1 & 7,  
 Sections 14 & 15, T.5, R.13,  
 Canaan Twp., Athens Co., OH  
 Surveyed October, 2018  
 by Jeb Branner, S.I., E.I.,  
 under the supervision of:

By: *[Signature]*  
 John M. Branner, P.S. 8605  
 P.O. Box 274  
 The Plains, OH 45780