

BY: Rebecca Williams  
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 32.034 ACRE TRACT

Situated in Fractions 1 & 7, Sections 14 & 15, T.5, R.13, Canaan Township, Athens County, Ohio and being part of the tract of land as described in Volume 450, Page 165 of the Official Records of Athens County, Ohio 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 new lines created by this survey and what is taken to be the South line of Fraction 1,

N 87° 38' 39" W, 1498.72 feet to an iron pin set;

Thence S 11° 45' 58" W, 240.57 feet to a point in County Road 90 (Mansfield Road), passing an iron pin set at 211.28 feet;

Thence along said road,

N 51° 49' 54" W, 57.81 feet to a point;

Thence leaving said road, and along the East line of Mansfield (545-350 O.R.),

N 12° 22' 53" E, 316.82 feet to a stone found, passing an iron pin found at 30.00 feet;

Thence continuing along the East line of Workman,

N 45° 29' 01" E, 1530.58 feet to an iron pin found (calculated location);

Thence along the South lines of Trecartin (526-2549 O.R.),

S 49° 52' 29" E, 228.80 feet to a stone found;

S 78° 41' 30" E, 38.14 feet to an iron pin set in a previous survey;

Thence along the lines of a 0.341 acre tract previously surveyed,

S 19° 17' 33" W, 251.55 feet to an iron pin previously set;

S 12° 43' 24" E, 77.98 feet to an iron pin previously set;

S 75° 40' 16" E, 32.69 feet to an iron pin previously set;

N 39° 29' 35" E, 60.66 feet to an iron pin previously set;

N 18° 27' 11" W, 63.37 feet to an iron pin previously set;

N 08° 13' 19" E, 213.89 feet to an iron pin previously set;

Thence along the South line of Trecartin (526-2549 O.R.),

S 78° 41' 30" E, 445.74 feet to a stone found;

S 83° 52' 29" E, 139.44 feet to a stone found;

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

S 20° 37' 04" W, 1051.54 feet to the point of beginning **and containing 32.034 acres**, more or less, of which 31.774 acres are contained in Fraction 1 and 0.260 acres are contained in Fraction 7.

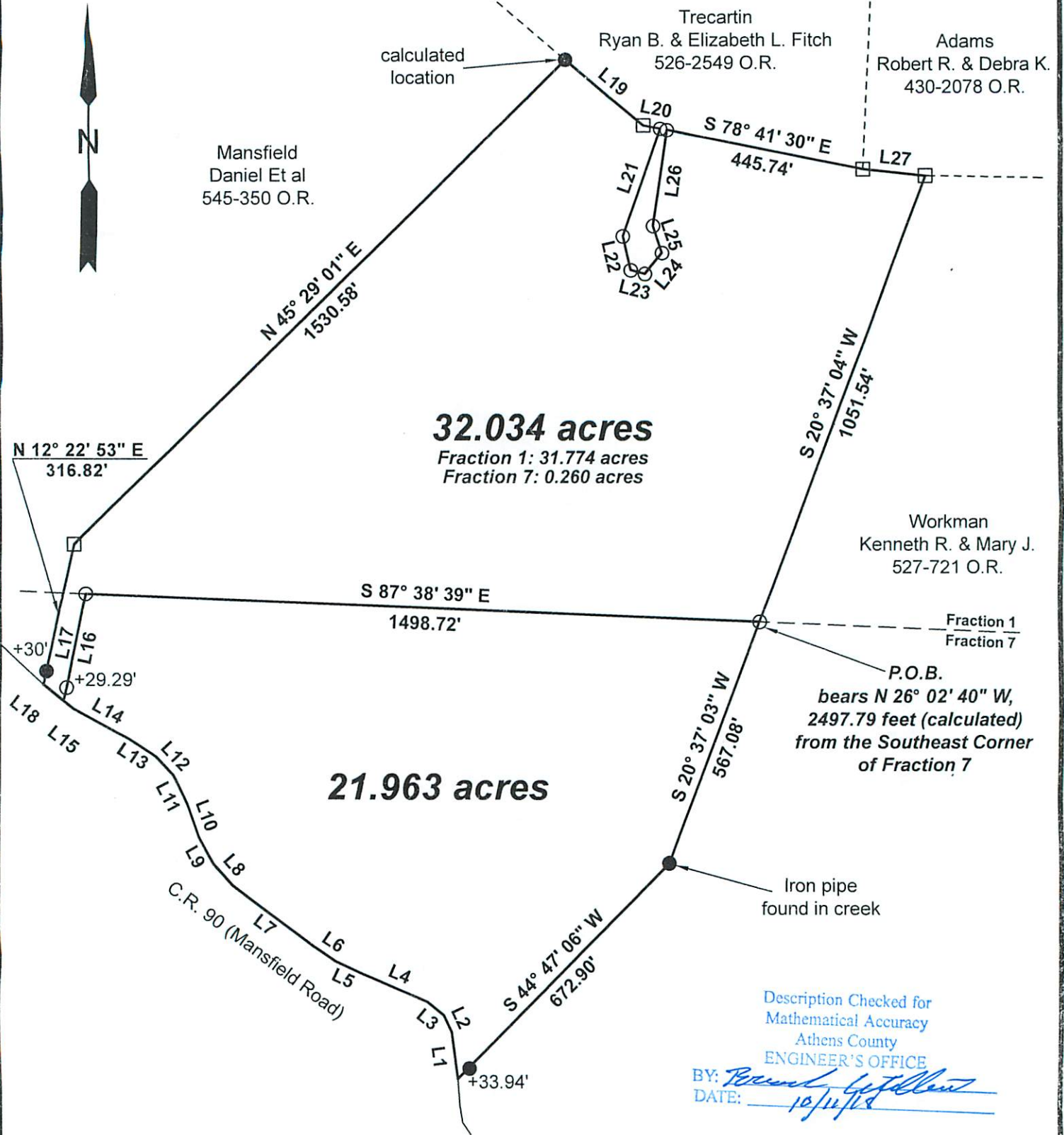
Subject to all easements and rights of way of record.

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.I., 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: *Jeb Branner*  
 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'



○ = 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: *Jeb Branner*  
 John M. Branner, P.S. 8605  
 P.O. Box 274  
 The Plains, OH 45780