

## DESCRIPTION OF A 5.283 ACRE TRACT

Situated in Section 14, T.5, R.13, Canaan Township, Athens County Ohio, and being part of the land as described in Volume 296, Page 459, of the Official Records of Athens County, Ohio, and being more particularly described as follows:

**Beginning** at an iron pin set bearing N 68°47'24" W, 3259.78 feet (calculated) from a stone found in a previous survey at the Southeast corner of Section 14:

Thence along new lines created by this survey:

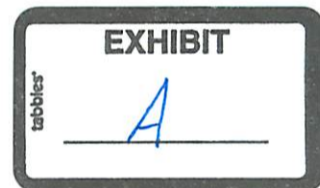
**S 23° 38' 05" E, 616.60 feet** to a point in Township Road 93 (Kincaid Road), passing an iron pin set at 577.16 feet;

Thence along said road the following 16 courses:

- (1) **S 83° 30' 04" W, 38.36 feet** to a point;
- (2) **N 85° 07' 15" W, 76.18 feet** to a point;
- (3) **N 74° 10' 03" W, 64.46 feet** to a point;
- (4) **N 53° 54' 54" W, 67.58 feet** to a point;
- (5) **N 40° 07' 34" W, 254.23 feet** to a point;
- (6) **N 60° 04' 46" W, 82.62 feet** to a point;
- (7) **N 64° 49' 43" W, 120.12 feet** to a point;
- (8) **N 62° 40' 01" W, 122.37 feet** to a point;
- (9) **N 56° 44' 44" W, 54.92 feet** to a point;
- (10) **N 43° 06' 43" W, 48.47 feet** to a point;
- (11) **N 14° 02' 10" W, 37.25 feet** to a point;
- (12) **N 05° 26' 25" E, 31.76 feet** to a point;
- (13) **N 22° 45' 04" E, 75.92 feet** to a point;
- (14) **N 08° 52' 50" E, 24.38 feet** to a point;
- (15) **N 12° 43' 28" W, 23.93 feet** to a point;
- (16) **N 27° 47' 53" W, 22.85 feet** to a point;

Thence leaving said road,

**S 77° 51' 42" E, 515.73 feet** to the point of beginning, passing an iron pin set at 34.86 feet, **and containing 5.283 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 August, 2020 by

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

John M. Branner P.S. 6805

*John M. Branner*



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

AUG 19 2020

Jill Thompson  
Athens County Auditor

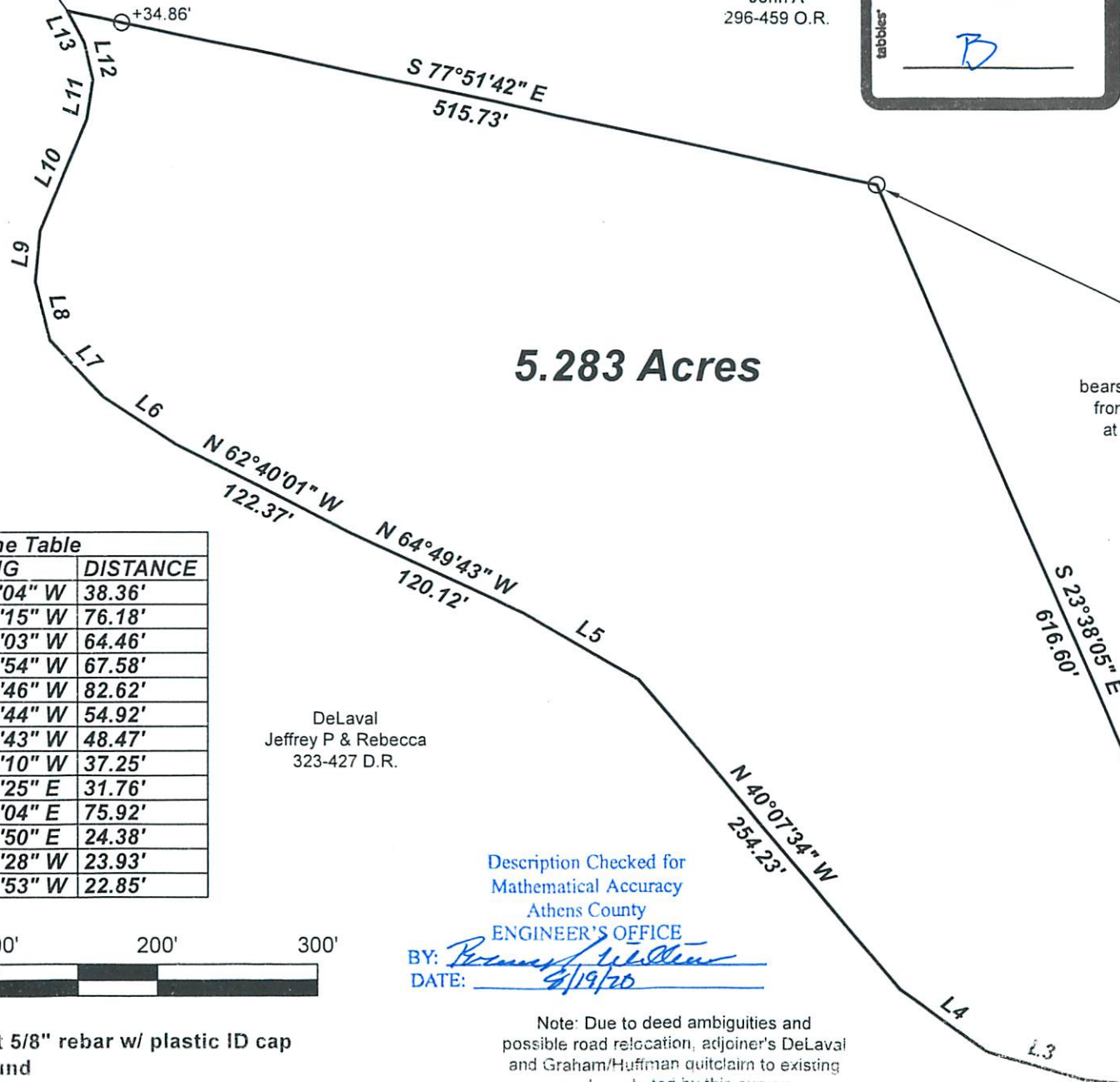
Township Road 93  
Kincaid Road

Edwards  
John A  
296-459 O.R.



Survey of a 5.283 Acre tract  
Situating in Section 14, T.5, R.13,  
Canaan Twp., Athens Co., OH  
Surveyed August, 2020  
by Jeb Branner, S.I., E.I.,  
under the supervision of:

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



Line Table		
LINE	BEARING	DISTANCE
L1	S 83°30'04" W	38.36'
L2	N 85°07'15" W	76.18'
L3	N 74°10'03" W	64.46'
L4	N 53°54'54" W	67.58'
L5	N 60°04'46" W	82.62'
L6	N 56°44'44" W	54.92'
L7	N 43°06'43" W	48.47'
L8	N 14°02'10" W	37.25'
L9	N 05°26'25" E	31.76'
L10	N 22°45'04" E	75.92'
L11	N 08°52'50" E	24.38'
L12	N 12°43'28" W	23.93'
L13	N 27°47'53" W	22.85'

DeLaval  
Jeffrey P & Rebecca  
323-427 D.R.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *John M. Branner*  
DATE: 8/19/20

Note: Due to deed ambiguities and  
possible road relocation, adjoiner's DeLaval  
and Graham/Huffman quitclaim to existing  
road as platted by this survey

Graham  
Katherine Marie & Huffman Donn  
536-1917 O.R.



Scale 1"=100'

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

Bearings: N.A.D. Grid North

Ref. Docs.: Tax Plats, Deeds, Existing Surveys