

**DESCRIPTION OF A 9.547 ACRE TRACT  
Tract C**

Situated in Section 16 and Fractions 17 & 18, Section 22, T.5, R.13, Canaan Township, Athens County Ohio, and being part of Parcel E010010035100 as described in Volume 572, Page 2676, of the Official Records of Athens County, Ohio, and being more particularly described as follows:

**Beginning** at a point in County Road 24 (Harmony Road) bearing S 04° 47' 21" W, 1751.48 feet from the Northeast Corner of Fraction 17, said Fraction corner being Station 132+45.40/57.15' Rt. as found on the State of Ohio US 50 Right of Way Plans:

Thence along County Road 24:

S 56° 52' 58" E, 126.62 feet to a point;

S 54° 23' 17" E, 119.34 feet to a point;

Thence leaving said road and along the West lines of Shoup (194-403 O.R.) the following three courses:

(1) S 08° 06' 34" W, 660.33 feet to an iron pin set by a fence post, passing an iron pin set next a fence post at 27.56 feet;

(2) S 72° 42' 52" W, 69.34 feet to an iron pin set by a fence post;

(3) N 67° 38' 59" W, 178.85 feet to an iron pin found;

Thence along the Lines of Berry (494-2108 O.R.),

N 78° 20' 24" W, 210.54 feet to an iron pin found;

Thence along new lines created by this survey:

N 17° 39' 35" W, 328.76 feet to an iron pin set in a previous survey;

N 17° 37' 23" E, 571.45 feet to a point in County Road 24 (Harmony Road) passing an iron pin set in a previous survey at 542.46 feet;

Thence along said road:

S 62° 49' 17" E, 91.17 feet to a point;

S 56° 44' 11" E, 207.51 feet to the point of beginning **and containing 9.547 acres total** of which 4.593 Acres are contained within Fraction 17 (Section 22), 1.659 acres are contained within Fraction 18 (Section 22) and 3.295 acres are contained within Section 16.

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch rebar with plastic ID cap "Branner Surveying P.S. 8816"

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

The above description is based on a field survey completed December, 2021 by

Jeb Branner P.S. 8816



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Perennial Feltner*  
DATE: 12/14/21

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

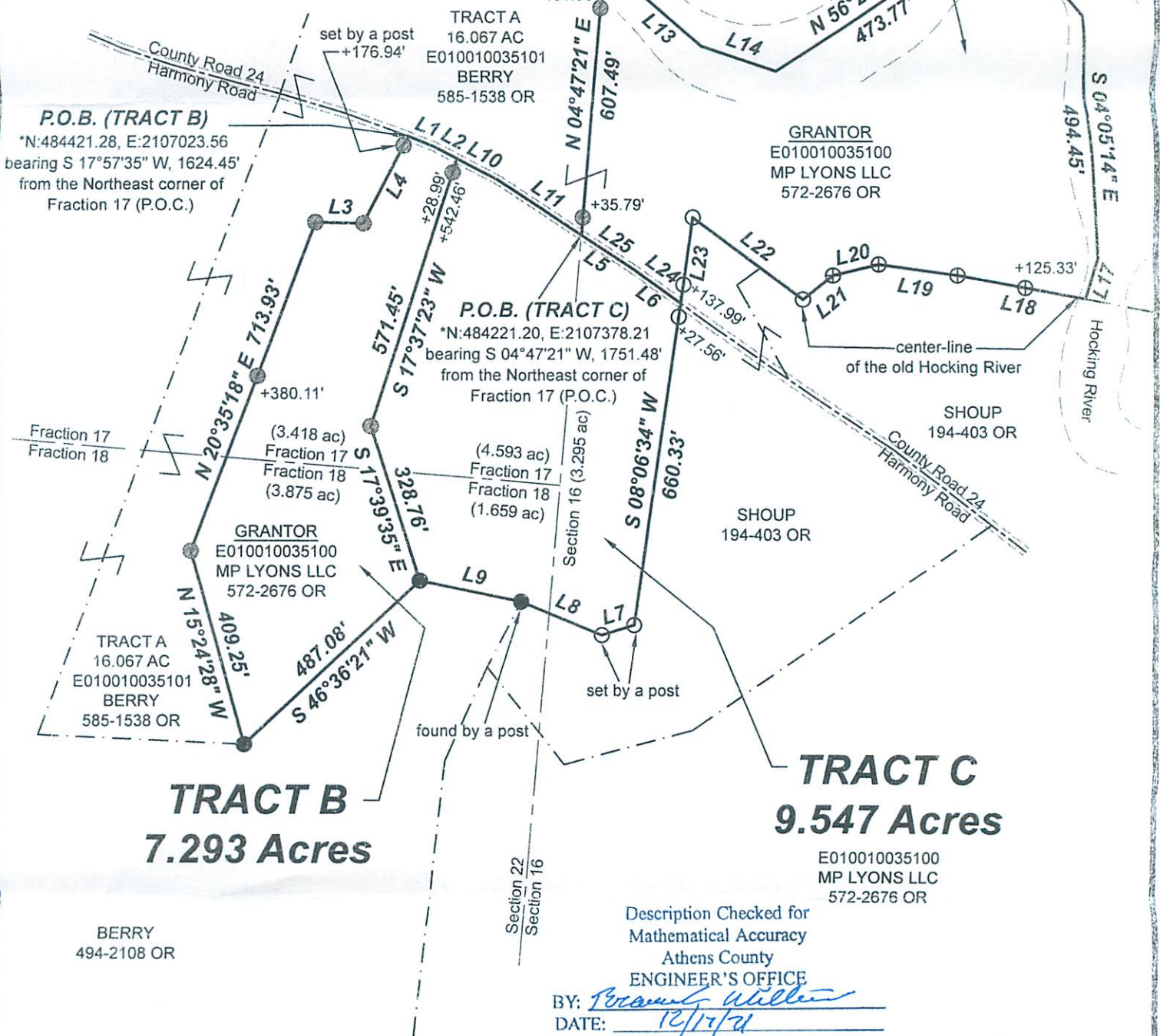
DEC 14 2021

Jill Thompson  
Athens County Auditor



| Line Table |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | S 68°50'04" E | 57.36'   |
| L2         | S 62°49'17" E | 52.33'   |
| L3         | S 88°38'38" E | 96.80'   |
| L4         | N 26°30'40" E | 197.31'  |
| L5         | S 56°52'58" E | 126.62'  |
| L6         | S 54°23'17" E | 119.34'  |
| L7         | S 72°42'52" W | 69.34'   |
| L8         | N 67°38'59" W | 178.85'  |
| L9         | N 78°20'24" W | 210.54'  |
| L10        | S 62°49'17" E | 91.17'   |
| L11        | S 56°44'11" E | 207.51'  |
| L12        | S 29°28'45" E | 126.51'  |
| L13        | S 49°27'34" E | 172.32'  |
| L14        | S 71°44'48" E | 161.52'  |
| L15        | S 77°50'51" E | 120.03'  |
| L16        | S 41°33'50" E | 163.02'  |
| L17        | S 18°18'57" W | 87.48'   |
| L18        | N 79°43'00" W | 265.45'  |
| L19        | N 82°07'18" W | 161.88'  |
| L20        | S 76°17'03" W | 95.28'   |
| L21        | S 50°59'38" W | 77.80'   |
| L22        | N 53°13'44" W | 278.22'  |
| L23        | S 08°02'57" W | 176.32'  |
| L24        | N 54°23'17" W | 119.34'  |
| L25        | N 56°52'58" W | 126.62'  |

# TRACT D 12.741 Acres



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Jeb Branner*  
DATE: 12/17/21



Scale 1"=300'  
 ○ = Iron pin set 5/8" rebar w/ plastic ID cap  
 ● = Iron pin found  
 ● = Iron pin set in previous survey  
 ⊕ = Iron pin set over nail found  
 Bearings: N.A.D. 83 - Grid North - Ohio South Zone  
 Ref. Docs.: Tax Plats, Deeds, Existing Surveys  
 \*Coordinates are to be used GIS purposes only



SURVEY OF THREE TRACTS  
 Situated in Section 16, and  
 Fractions 17 & 18 of Section 22,  
 T.5, R.13, Canaan Twp.,  
 Athens Co., OH  
 Surveyed December, 2021  
 By: *Jeb Branner*  
 Jeb Branner, P.S. 8816  
 P.O. Box 274  
 The Plains, OH 45780