

DESCRIPTION OF A 0.290 ACRE TRACT

to be continuous and contiguous with Parcel E010010038200, Preston (252-110 O.R.),

Situated in Section 17, T.5, R.13, Canaan Township, Athens County, Ohio and being a part of Parcel E010010038101 as described in Volume 538, Page 2335 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found and bearing S 74° 36' 22" E, 2672.08 feet from an iron pin found at the Northwest corner of Section 17:

Thence along the South line of Preston (252-110 O.R.),

S 86° 27' 48" E, 228.56 feet to a point in County Road 20 (East Scatter Ridge Road);

Thence along said road,

S 41° 48' 29" E, 37.56 feet to a point;

Thence along new lines created by this survey:

S 60° 41' 32" W, 119.69 feet to an iron pin set, passing an iron pin set at 24.08 feet;

N 55° 54' 52" W, 179.66 feet to the Point of Beginning and **containing 0.290 acres** and to be continuous and contiguous with Parcel E010010038200, Preston (252-110 O.R.),

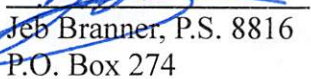
Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"

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

The attached map is considered to be an integral part of this description and to be included in any future transfers.

The above description is based on a field survey completed December, 2024 by


Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, Ohio 45780
740-592-5778



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 12/26/24

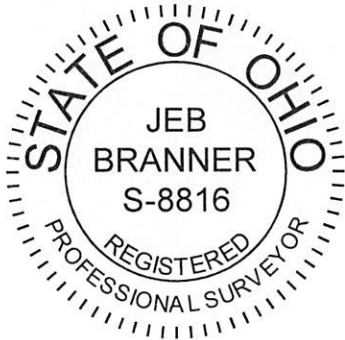
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

DEC 26 2024

Jill Davidson
Athens County Auditor

SURVEY OF A 0.290 ACRE TRACT
Situating in Section 17, T.5, R.13,
Canaan Twp., Athens Co., OH
Surveyed Completed December, 2024

By: [Signature]
Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, OH 45780
740-592-5778



9099 FAIRFIELD LLC
538-2335 OR
SURVEY REF
198.306 AC
HUGHES 7182
NOV 2017

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: [Signature]
DATE: 12/26/24

N 01°22'26" E
560.19'

PRESTON
252-110 OR
E010010038200

S 86°27'48" E
228.56'

EAST SCATTER RIDGE RD
CR-20

S 41°48'29" E
37.56'

0.290 ACRES

to be continuous and contiguous with
PRESTON
252-110 OR
E010010038200

N 55°54'52" W
179.66'

P.O.B.

*N:492711.47, E:2110531.47
bearing S 74°36'22" E, 2672.08'
from an iron pin found at the
Northwest corner of Section 17

S 60°41'32" W
119.69'

+24.08'

GRANTOR
9099 FAIRFIELD LLC
538-2335 OR
E010010038101
SURVEY REF
7.390 AC
WRIGHT 6535
JUL 1992

0' 30' 60' 90'



Scale 1"=30'

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

Bearings: N.A.D. 83 - Grid North - Ohio South Zone

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

*Coordinates are to be used for GIS purposes only