

**DESCRIPTION OF A 1.83 ACRE TRACT
(Existing Tract of Record)**

Situated in Section 1, T.5, R.13, Canaan Township, Athens County, Ohio and being the same tract as recorded in Volume 538, Page 859 of the Official Records of Athens County and being more particularly described as follows:

Beginning at a railroad spike found in South Canaan Road, said spike bears South 85 degrees 39 minutes 18 seconds East, 825.07 feet from the North-west corner of the South-west Quarter of Section 1

Thence, leaving said road and along the line of Sayers (413-25 O.R.)

S 85° 39' 18" E, 295.03 feet to an iron pin set, passing an iron pin found at 30.07 feet;

Thence, along the lines of Jarvis (360-135 O.R.)

S 50° 43' 45" E, 123.89 feet to an iron pin found;

S 37° 52' 13" W, 315.24 feet to a rail road spike found in South Canaan Road, passing an iron pin set at 285.24 feet;

Thence, along said road:

N 47° 15' 55" W, 100.00 feet to a point;

N 36° 00' 35" W, 100.00 feet to a point;

N 25° 03' 50" W, 100.00 feet to a point;

N 11° 15' 46" W, 112.45 feet to the point of beginning and containing 1.83 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 Surveying P.S. 6805

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


The above description is based on a field survey completed May 2022.



John M. Branner P.S. 6805
12500 N. Peach Ridge Rd.
Athens , Oh. 45701
740-541-0350



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 5/23/22

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

MAY 23 2022

Jill Thompson
Athens County Auditor

SAYERS LUKE A REGINA L
413-25 O.R.

N 85° 39' 18" W
148.26'

JARVIS LORI
360-135 O.R.

S 50° 43' 45" E
123.89'

1.83 Acres

Parcel ID: E010010025100
LUCAS PHILLIP
538-859 O.R.

JARVIS LORI
360-135 O.R.

S 37° 52' 13" W
315.24'

+285.24'

N 47° 15' 55" W
100.00'

N 36° 00' 35" W
100.00'

N 25° 03' 50" W
100.00'

South Canaan Rd.

N 11° 15' 46" W
112.45'

+30.07'

S 85° 39' 18" E
295.03'

P.O.B. Bears
S 85° 39' 18" E
825.07' from
N.W. cor of
S.W 1/4 of
Sec. 1

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *John M. Branner*
DATE: 5/23/22

**Survey of an Existing Tract of Record
in Section 1, T.5, R.13, Canaan Twp.
Athens County, Ohio
Surveyed May 2022**

John M. Branner
**John M. Branner P.S. 6805
12500 N. Peach Ridge Rd.
Athens, Ohio 45701
740-541-0350**



Scale 1 inch = 50 feet

○ = iron pin found

△ = rail road spike found

● = Iron pin set (5/8"x30" rebar w cap stamped Branner P.S. 6805)

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

Ref. Docs.: Tax Plat-Deeds - Surveys