

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

DEC 30 2020

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: John M. Branner  
DATE: 12/30/2020

## DESCRIPTION OF A 2.513 ACRE TRACT Tract D

to be continuous and contiguous with E020020022500, Berry (494-2108 O.R.)

Situated in Fraction 17, Section 22, T.5, R.13, Canaan Township, Athens County Ohio, and being part of Parcel E020020022502 as described in Volume 493, Page 1155, of the Official Records of Athens County, Ohio, and being more particularly described as follows:

**Beginning** at an iron pin found bearing S 37° 09' 45" W, 2173.52 feet from the Northeast Corner of Fraction 17, said corner being Station 132+45.40/57.15' Rt. as found on the State of Ohio US 50 Right of Way Plans:

Thence along the lines of Berry (494-2108 O.R.):

**N 62° 57' 57" W, 398.38 feet** to an iron pin found;

**N 34° 29' 56" E, 288.88 feet** to an iron pin set;

Thence along new lines created by this survey:

**S 60° 28' 51" E, 265.49 feet** to an iron pin set;

**N 50° 48' 35" E, 166.20 feet** to a magnail found in County Road 24 (Harmony Road), passing an iron pin set in a fenceline at 139.73 feet;

Thence leaving said road and along the line of Berry (494-2108 O.R.),

**S 23° 12' 06" W, 427.97 feet** to the point of beginning, passing an iron pin found at 30.00 feet,

**and containing 2.513 acres** which is to be continuous and contiguous with E020020022500, Berry (494-2108 O.R.).

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

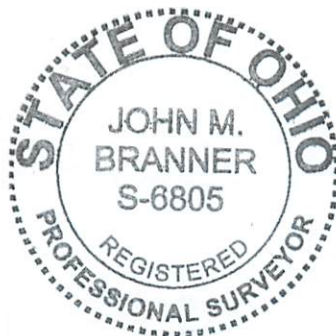
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed December, 2020 by

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

John M. Branner P.S. 6805

*John M. Branner*

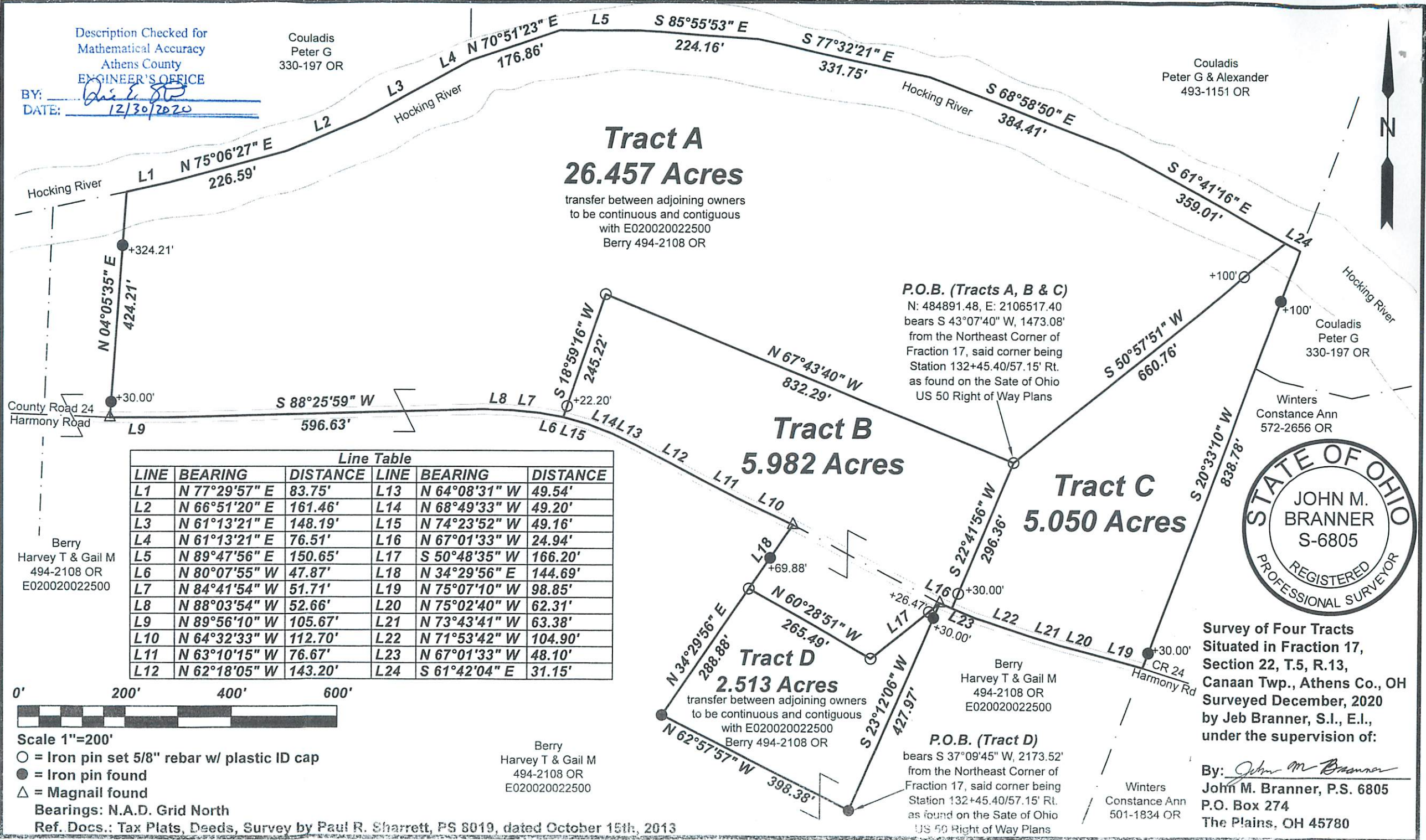


Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

Couladis  
Peter G  
330-197 OR

BY: John M. Branner  
DATE: 12/30/2020

Couladis  
Peter G & Alexander  
493-1151 OR



**Tract A**  
**26.457 Acres**

transfer between adjoining owners  
to be continuous and contiguous  
with E020020022500  
Berry 494-2108 OR

**Tract B**  
**5.982 Acres**

**P.O.B. (Tracts A, B & C)**  
N: 484891.48, E: 2106517.40  
bears S 43°07'40" W, 1473.08'  
from the Northeast Corner of  
Fraction 17, said corner being  
Station 132+45.40/57.15' Rt.  
as found on the State of Ohio  
US 50 Right of Way Plans

**Tract C**  
**5.050 Acres**

**Tract D**  
**2.513 Acres**

transfer between adjoining owners  
to be continuous and contiguous  
with E020020022500  
Berry 494-2108 OR

**P.O.B. (Tract D)**  
bears S 37°09'45" W, 2173.52'  
from the Northeast Corner of  
Fraction 17, said corner being  
Station 132+45.40/57.15' Rt.  
as found on the State of Ohio  
US 50 Right of Way Plans

Line Table					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 77°29'57" E	83.75'	L13	N 64°08'31" W	49.54'
L2	N 66°51'20" E	161.46'	L14	N 68°49'33" W	49.20'
L3	N 61°13'21" E	148.19'	L15	N 74°23'52" W	49.16'
L4	N 61°13'21" E	76.51'	L16	N 67°01'33" W	24.94'
L5	N 89°47'56" E	150.65'	L17	S 50°48'35" W	166.20'
L6	N 80°07'55" W	47.87'	L18	N 34°29'56" E	144.69'
L7	N 84°41'54" W	51.71'	L19	N 75°07'10" W	98.85'
L8	N 88°03'54" W	52.66'	L20	N 75°02'40" W	62.31'
L9	N 89°56'10" W	105.67'	L21	N 73°43'41" W	63.38'
L10	N 64°32'33" W	112.70'	L22	N 71°53'42" W	104.90'
L11	N 63°10'15" W	76.67'	L23	N 67°01'33" W	48.10'
L12	N 62°18'05" W	143.20'	L24	S 61°42'04" E	31.15'



- Scale 1"=200'
- = Iron pin set 5/8" rebar w/ plastic ID cap
  - = Iron pin found
  - △ = Magnail found

Bearings: N.A.D. Grid North  
Ref. Docs.: Tax Plats, Deeds, Survey by Paul R. Sharrett, PS 8019, dated October 15th, 2013

Berry  
Harvey T & Gail M  
494-2108 OR  
E020020022500



Survey of Four Tracts  
Situated in Fraction 17,  
Section 22, T.5, R.13,  
Canaan Twp., Athens Co., OH  
Surveyed December, 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

Winters  
Constance Ann  
501-1834 OR