

DESCRIPTION OF A 0.194 ACRE TRACT

to be continuous and contiguous with Parcel E010010035500 Spring (585-378 O.R.)

Situated in Fraction 17, Section 22, T.5, R.13, Canaan Township, Athens County, Ohio and being a part of Parcel E010010036000 as described in Volume 386, Page 383 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) and bearing N 18° 20' 49" E, 1052.51 feet (calculated) from the Southwest corner of Fraction 17:

Thence along said road,

S 85° 27' 37" W, 70.13 feet to a point;

Thence leaving said road and along the East line of Spring (585-378 O.R.),

N 00° 10' 33" W, 181.05 feet to a point at the Northeast corner of Spring;

Thence along new lines created by this survey:

S 67° 22' 01" E, 31.67 feet to an iron pin set;

S 14° 10' 15" E, 168.44 feet to the Point of Beginning, passing iron pins set at 68.47 feet and 128.13 feet and **containing 0.194 acres** and to be continuous and contiguous with Parcel E010010035500 Spring (585-378 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 July, 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: 7/31/24

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

JUL 31 2024

Jill Davidson
Athens County Auditor



Fraction 34 (Section 26)
Fraction 17 (Section 22)

Hocking River

+117.06'
N 46°44'16" W 170.00'

capped
Bayha 6139

78.87'

S 03°32'46" W
95.48'

capped
Bayha 6139

old river channel

60.27'

S 67°22'01" E
31.67'

0.194 ACRES

to be continuous and contiguous with

SPRING
585-378 OR
E010010035500

10' from corner of garage

SURVEY REF
7.584 AC
BAYHA 6139
MAR 2019

172.12'

SPRING
585-378 OR
E010010035500

18x24
garage

GRANTOR
HOCKING RIVER
COMMISSION
386-383 OR
E010010036000

N 00°10'33" W
181.05'

new line offset
10' from garage

S 14°10'15" E
168.44' TOTAL

+128.13'

S 85°27'37" W
70.13'

CR-24
HARMONY RD

capped
Bayha 6139

18.67'

CR-24
HARMONY RD

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 7/31/24

P.O.B.

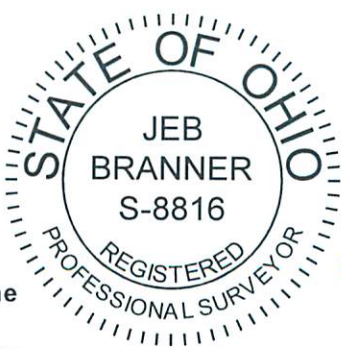
*N:485158.18, E:2102196.74
bearing N 18°20'49" E, 1052.51' (calc)
from the Southwest corner of Fraction 17

Fraction 34 (Section 26)
Fraction 17 (Section 22)



Scale 1"=50'

- = 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



SURVEY OF A 0.194 ACRE TRACT
Situated in Fraction 17,
Section 22, T.5, R.13,
CanaanTwp., Athens Co., OH
Surveyed Completed July, 2024

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