

# Eastham & Associates

*Engineers - Surveyors - Planners*

## SURVEY DESCRIPTION

for  
KAREN JACKSON

A certain tract of land situated in the State of Ohio, Athens County, Canaan Township, Fraction 17, Section 22, Township 5 North, Range 13 West, of the Ohio Company Purchase, now owned by Bruce Allan Ranck and Betty E. Ranck, (O.R.V. 71, Pg. 641), on the waters of the Hocking River, and being more particularly bounded and described as follows:

**BEGINNING** at a 5/8" x 30" steel reinforcing rod with a yellow plastic cap stamped "GW Bayha PS 6139" (found), marking the southwest corner of Fraction 17, Section 22, Township 5 North, Range 13 West, marking a corner common to the lands now or formerly owned by Misty Ann Cummings (O.R.V. 555, Pg. 1217), and the lands now owned by Bruce Allan Ranck, et ux, and in the line of the lands now or formerly owned by Carol P. Beale Revocable Trust, (O.R.V. 614, Pg. 2240), having a coordinate value of N. 484,159.33 and E. 2,101,865.32; thence, leaving the lands of the said Carol P. Beale Revocable Trust, and with the lands of the said Misty Ann Cummings, and the line between Fractions 17 and 34, Sections 22 and 28,

North 03°33'26" East, passing a 5/8" x 30" steel reinforcing rod with a yellow plastic cap stamped "GW Bayha PS 6139" (found), at 913.30 feet, in all 951.15 feet to a steel magnail (found), in the centerline of County Road No. 24, commonly known as Harmony Road, marking a corner common to the lands now or formerly owned by Janet Spring (O.R.V. 585, Pg. 378); thence, leaving the lands of the said Misty Ann Cummings, and the said Section Line, and with the centerline of the said County Road No. 24, and the lands of the said Janet Spring, as follows:

North 71°51'50" East 42.54 feet,

North 75°39'41" East 83.88 feet,

North 82°03'34" East 72.59 feet,

North 85°27'51" East, passing a corner common to other lands now or formerly owned by the said Janet Spring (O.R.V. 616, Pg. 2512), passing a corner common to the lands now or formerly owned by The Hocking River Commission (O.R.V. 616, Pg. 2508), in all 147.46 feet; thence, continuing with the centerline of the said County Road No. 24, and the lands of the said Hocking River Commission, as follows:

North 86°49'56" East 87.67 feet,

North 88°55'12" East 79.34 feet,

South 86°10'47" East 64.03 feet,

South 80°50'50" East 81.75 feet,

South 73°45'32" East 120.97 feet to a steel cotton gin spindle (set); thence, leaving the centerline of the said County Road No. 24, and the lands of the said Hocking River Commission, and severing the lands of the said Bruce Allan Ranck, et ux,

South 05°52'02" West, passing a 5/8" x 30" steel reinforcing rod with a red plastic cap stamped "Eastham & Associates" (set), at 123.29 feet, in all 353.91 feet to a 5/8" x 30" steel reinforcing rod with a red plastic cap stamped "Eastham & Associates" (set),

South 86°57'49" West 112.41 feet to a 5/8" x 30" steel reinforcing rod with a red plastic cap stamped "Eastham & Associates" (set),

South 17°48'38" West 255.08 feet to a 5/8" x 30" steel reinforcing rod with a red plastic cap stamped "Eastham & Associates" (set),

South 17°48'38" West 98.67 feet to a 5/8" x 30" steel reinforcing rod with a red plastic cap stamped "Eastham & Associates" (set),

South 09°09'43" West 310.43 feet to a 5/8" x 30" steel reinforcing rod with a red plastic cap stamped "Eastham & Associates" (set), in the line of the lands of the said Carol P. Beale Revocable Trust, and in the line between Fractions 17 and 18, from which a 5/8" steel reinforcing rod (found), bears: South 85°29'59" East 475.67 feet; thence, with the lands of the said Carol P. Beale Revocable Trust, and the said Fraction Line,

North 85°29'59" West 522.74 feet to the **POINT OF BEGINNING**, containing 14.982 acres, more or less, and is based on an actual field survey performed under the direct supervision of Jeffrey M. Eastham, Ohio Registered Professional Surveyor No. 7695, on February 4, 2025, as shown on the attached plat for Job No. 8893 OA, and made a part of this description.

This survey is based on the Ohio State Coordinate System, South Zone, NAD '83, U.S. Survey feet.

**Last Source of Title:** Official Record Volume 71, Page 641, recorded in the Recorder's Office of Athens County, Ohio.

Being a part of the Auditor's Tax Parcel No. E02-00200223-00.

This survey does not constitute a Title Search by the Surveyor. No Title Commitment was provided. This survey is subject to all restrictions, reservations, right-of-ways, easements, utilities, covenants, exceptions, conveyances, leases, and exclusions previously imposed and appearing of record, and those not of record.

Description Checked for  
Mathematical Accuracy  
Athens County

ENGINEER'S OFFICE

BY:

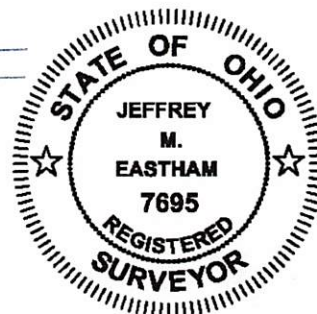
DATE:

*Jeffrey M. Eastham*  
*3/14/25*

*Jeffrey M. Eastham*  
JEFFREY M. EASTHAM  
REGISTERED SURVEYOR NO. 7695  
Legal Description Pre-Approval  
**APPROVED**  
All transfers are subject to  
Athens County Conveyance Standards

MAR 14 2025

Jill Davidson  
Athens County Auditor





Survey datum is based on the Ohio State Plane Coordinate System, South Zone, NAD '83, U.S. Survey feet.



N/F  
**JANET SPRING**  
O.R.V. 585, Pg. 378  
E01-00100355-00

N/F  
**JANET SPRING**  
O.R.V. 616, Pg. 2512  
E01-00100360-01  
SURVEY REF.  
BRANNER 8816  
JULY 2024

OHIO  
ATHENS COUNTY  
CANAAN TOWNSHIP  
F. 17, S. 22, T. 5 N., R. 13 W.  
OHIO COMPANY PURCHASE

N/F  
**THE HOCKING RIVER COMMISSION**  
O.R.V. 616, Pg. 2508  
E01-00100360-00  
SURVEY REF.  
BRANNER 8816  
JULY 2024

N/F  
**MISTY ANN CUMMINGS**  
O.R.V. 555, Pg. 1217  
E02-00200222-02

SURVEY REF.  
BAYHA 6139  
MARCH 2019

OWNED BY:  
**BRUCE ALLAN RANCK, ET UX**  
O.R.V. 71, Pg. 641  
P/O E02-00200223-00  
**14.982 Ac.**

**P.O.B.**  
N: 484,159.33  
E: 2,101,865.32  
Southwest corner of  
Fraction 17, Section 22,  
Town 5 North, Range 13  
West

Residual  
E02-00200223-00

**NOTES**

1. This survey does not constitute a title search by the surveyor. No title commitment was provided. This survey is subject to all restrictions, reservations, right-of-ways, easements, utilities, covenants, exceptions, conveyances, leases and exclusions previously imposed and appearing of record, and those not of record.
2. Reference Documents: Tax Plats, Deeds, Existing Surveys.

N 484,000

N 484,000

N/F  
**CAROL P. BEALE REVOCABLE TRUST**  
O.R.V. 614, Pg. 2240  
E02-00200147-00

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Dore S. Stuebe  
DATE: 3/14/25

**LEGEND**

- 5/8" Steel Reinforcing Rod w/Yellow Plastic Cap Stamped "GW BAYHA PS 6139" (found)
- 5/8" Steel Reinforcing Rod w/Red Plastic Cap Stamped "EASTHAM & ASSOCIATES" (set)
- 5/8" Steel Reinforcing Rod (found)
- Steel Cotton Gin Spindle (set)
- Steel Magnail (found)
- Un-Monumented Point
- Boundary Line
- E02-00200223-00 Tax Parcel Number
- P.O.B.** Point of Beginning
- N/F** Now or Formerly

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 03°33'26" E	913.30'
L2	N 03°33'26" E	37.85'
L3	N 71°51'50" E	42.54'
L4	N 75°39'41" E	83.88'
L5	N 82°03'34" E	72.59'
L6	N 85°27'51" E	147.46'
L7	N 86°49'56" E	87.67'
L8	N 88°55'12" E	79.34'
L9	S 86°10'47" E	64.03'
L10	S 80°50'50" E	81.75'
L11	S 73°45'32" E	120.97'
L12	S 05°52'02" W	123.29'
L13	S 05°52'02" W	230.62'
L14	S 86°57'49" W	112.41'
L15	S 17°48'38" W	255.08'
L16	S 17°48'38" W	98.67'
L17	S 09°09'43" W	310.43'
L18	N 85°29'59" W	522.74'
L19	S 85°29'59" E	475.67'



Surveyed By:

Jeffrey M. Eastham  
Registered Professional Surveyor No. 7695

**Eastham & Associates**  
ENGINEERS - SURVEYORS - PLANNERS

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• E-mail Address • eastham@eastham-assoc.com •  
• http://www.eastham-assoc.com •



Plat of Survey  
for

**KAREN JACKSON**  
**P/O 14189 HARMONY ROAD**  
**ATHENS, OH 45701**

Job No. 8893 OA	Date: February 4, 2025	Scale: 1" = 200'
Drawn By: J. M. Eastham		
Checked By: R. L. Eastham		