

DESCRIPTION OF A 26.232 ACRE TRACT

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 New lines created by this survey the following three courses:

- (1) N 14° 10' 15" W, 168.44 feet to an iron pin set, passing iron pins set at 40.31 feet and 99.97 feet;
- (2) N 67° 22' 01" W, 91.94 feet to an iron pin set;
- (3) N 46° 44' 16" W, 170.00 feet to a point on the Southern bank of the Hocking River, passing an iron pin set at 117.06 feet;

Thence along the West line of Fraction 17 and the East line of Cummings (496-2651 O.R.), N 03° 32' 40" E, 68.11 feet to a point in the center of the Hocking River;

Thence along the center of said river the following twelve courses:

- (1) S 71° 42' 19" E, 642.04 feet to a point;
- (2) N 75° 19' 41" E, 319.82 feet to a point;
- (3) N 62° 25' 14" E, 248.44 feet to a point;
- (4) N 39° 09' 20" E, 391.07 feet to a point;
- (5) N 77° 55' 04" E, 122.43 feet to a point;
- (6) S 76° 55' 16" E, 122.82 feet to a point;
- (7) S 38° 43' 20" E, 335.98 feet to a point;
- (8) S 09° 57' 37" E, 311.02 feet to a point;
- (9) S 47° 27' 11" E, 131.03 feet to a point;
- (10) N 82° 42' 06" E, 149.71 feet to a point;
- (11) N 69° 01' 02" E, 287.70 feet to a point;
- (12) N 79° 11' 24" E, 371.30 feet to a point;

Thence leaving said river and along the West line of Berry (494-2108 O.R.), S 04° 04' 55" W, 394.28 feet to a point in County Road 24 (Harmony Road), passing iron pins found at 100.00 feet and 364.28 feet;

Thence along said road the following Twenty-seven courses:

- (1) N 86° 47' 37" W, 290.83 feet to a point;
- (2) S 88° 25' 03" W, 102.17 feet to a point;
- (3) S 79° 23' 42" W, 190.39 feet to a point;
- (4) S 84° 09' 33" W, 84.79 feet to a point;
- (5) S 88° 42' 38" W, 134.12 feet to a point;
- (6) N 88° 13' 01" W, 68.54 feet to a point;
- (7) N 85° 12' 26" W, 107.59 feet to a point;
- (8) N 83° 09' 13" W, 206.69 feet to a point;
- (9) N 85° 52' 43" W, 82.17 feet to a point;
- (10) N 88° 52' 11" W, 176.28 feet to a point;
- (11) S 82° 56' 01" W, 39.74 feet to a point;
- (12) S 74° 06' 16" W, 67.20 feet to a point;
- (13) S 74° 53' 45" W, 54.64 feet to a point;
- (14) S 86° 42' 43" W, 60.63 feet to a point;
- (15) N 78° 38' 59" W, 54.68 feet to a point;
- (16) N 68° 01' 51" W, 64.46 feet to a point;
- (17) N 59° 47' 21" W, 35.53 feet to a point;

- (18) N 56° 10' 00" W, 123.74 feet to a point;
- (19) N 60° 43' 35" W, 55.89 feet to a point;
- (20) N 67° 45' 18" W, 59.02 feet to a point;
- (21) N 72° 23' 19" W, 52.70 feet to a point;
- (22) N 75° 29' 25" W, 62.59 feet to a point;
- (23) N 80° 02' 42" W, 75.91 feet to a point;
- (24) N 86° 07' 16" W, 69.35 feet to a point;
- (25) N 89° 54' 18" W, 39.53 feet to a point;
- (26) S 87° 42' 47" W, 62.48 feet to a point;
- (27) S 85° 58' 34" W, 132.78 feet to the Point of Beginning and **containing 26.232 acres.**


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



HOLZER HEALTH SYSTEM
469-1694 OR

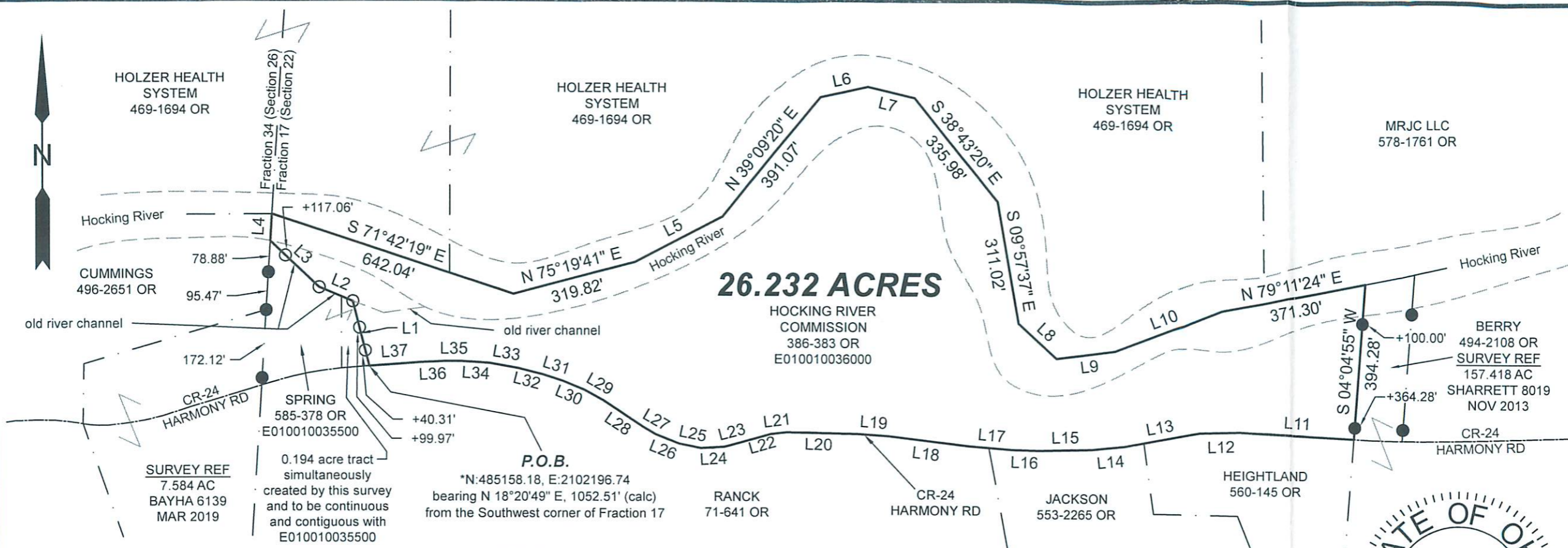
HOLZER HEALTH SYSTEM
469-1694 OR

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469-1694 OR

MRJC LLC
578-1761 OR

26.232 ACRES

HOCKING RIVER COMMISSION
386-383 OR
E010010036000



SURVEY REF
7.584 AC
BAYHA 6139
MAR 2019

SPRING
585-378 OR
E010010035500

0.194 acre tract
simultaneously
created by this survey
and to be continuous
and contiguous with
E010010035500

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

RANCK
71-641 OR

CR-24
HARMONY RD

JACKSON
553-2265 OR

HEIGHTLAND
560-145 OR

CR-24
HARMONY RD

BERRY
494-2108 OR
SURVEY REF
157.418 AC
SHARRETT 8019
NOV 2013

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Jeb Branner*
DATE: 7/31/24

0' 300' 600' 900'



Scale 1"=300'

- = 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

Line Table					
LINE	BEARING	DISTANCE	L19	N 85°52'43" W	82.17'
L1	N 14°10'15" W	168.44'	L20	N 88°52'11" W	176.28'
L2	N 67°22'01" W	91.94'	L21	S 82°56'01" W	39.74'
L3	N 46°44'16" W	170.00'	L22	S 74°06'16" W	67.20'
L4	N 03°32'40" E	68.11'	L23	S 74°53'45" W	54.64'
L5	N 62°25'14" E	248.44'	L24	S 86°42'43" W	60.63'
L6	N 77°55'04" E	122.43'	L25	N 78°38'59" W	54.68'
L7	S 76°55'16" E	122.82'	L26	N 68°01'51" W	64.46'
L8	S 47°27'11" E	131.03'	L27	N 59°47'21" W	35.53'
L9	N 82°42'06" E	149.71'	L28	N 56°10'00" W	123.74'
L10	N 69°01'02" E	287.70'	L29	N 60°43'35" W	55.89'
L11	N 86°47'37" W	290.83'	L30	N 67°45'18" W	59.02'
L12	S 88°25'03" W	102.17'	L31	N 72°23'19" W	52.70'
L13	S 79°23'42" W	190.39'	L32	N 75°29'25" W	62.59'
L14	S 84°09'33" W	84.79'	L33	N 80°02'42" W	75.91'
L15	S 88°42'38" W	134.12'	L34	N 86°07'16" W	69.35'
L16	N 88°13'01" W	68.54'	L35	N 89°54'18" W	39.53'
L17	N 85°12'26" W	107.59'	L36	S 87°42'47" W	62.48'
L18	N 83°09'13" W	206.69'	L37	S 85°58'34" W	132.78'



SURVEY OF A 26.232 ACRE TRACT
Situating in Fraction 17,
Section 22, T.5, R.13,
CanaanTwp., Athens Co., OH
Surveyed Completed July, 2024

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