

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Preemal Whitten  
DATE: 4/28/22

**DESCRIPTION OF A 1.702 ACRE TRACT**  
**to be continuous and contiguous with Parcel E010010042400, Eaton (475-653 O.R.)**

Situated in the Northeast Quarter of Section 23, T.5, R.13, Canaan Township, Athens County, Ohio and being a part of Parcel E010010042200 as described in Volume 61, Page 880 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at a point on the common line of Loucks & Bowman (61-880 O.R.) and Eaton (475-653 O.R.), which bears S 82° 06' 54" W, 1596.81 feet from an iron pin found at the Northeast corner of Section 23; said point also bears N 18° 04' 14" E, 418.20 feet from an iron pin found on the common line of Loucks & Bowman and Eaton (475-653 O.R.):

Thence along said common line,  
**S 08° 06' 48" W, 912.47 feet** to an iron pin found;  
Thence along the North line of the State of Ohio (197-5 D.R.),  
**N 86° 35' 42" W, 163.09 feet** to an iron pin set;  
Thence along a new line created by this survey,  
**N 18° 04' 14" E, 940.02 feet** to the Point of Beginning and **containing 1.702 acres**, which is to be continuous and contiguous with Parcel E010010042400, Eaton (475-653 O.R.).

Subject to all easements and rights of way of record.  
Iron pins set are 5/8 inch by 30 inch rebar with I.D. Cap stamped "Branner Surveying 8816"  
Bearing: Grid North – N.A.D. 83 – Ohio South Zone  
The above description is based on a field survey completed April, 2022 by  
Jeb Branner, P.S. 8816



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

MAY 02 2022

Jill Thompson  
Athens County Auditor



**P.O.B.**  
\*N:493201.72, E:2106373.54  
bearing S 82°06'54" W, 1596.81'  
from an iron pin found at the  
Northeast corner of Section 23

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Gregory Miller*  
DATE: 4/28/22

EATON  
475-653 OR  
E010010042400

GRANTOR  
LOUCKS & BOWMAN  
61-880 OR  
E010010042200

N 18°04'14" E  
940.02'

S 08°06'48" W  
912.47'

# 1.702 Acres

TO BE CONTINUOUS AND CONTIGUOUS  
WITH:  
E010010042400  
EATON  
475-653 OR

Not to be used as a separate  
building site or transferred as an  
independent parcel without  
planning commission approval.

By: *Jeb Branner*  
Date: 9/7/2022

N 86°35'42" W  
163.09'

STATE OF OHIO  
197-5 DR



Scale 1"=100'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found

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 1.702 ACRE TRACT  
Situated in the Northeast Quarter of  
Section 23, T.5, R.13,  
Canaan Twp., Athens Co., OH  
Surveyed April, 2022

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