

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Barbara J. Thompson*  
DATE: *10/15/18*  
Legal Description Pre-Approval

**APPROVED**

All transfers are subject to  
Athens County Conveyance Standards

OCT 15 2018



Jill Thompson  
Athens County Auditor

## DESCRIPTION OF A 55.470 ACRE TRACT

Situated in Section 25, T.5, R.13, Canaan Township, Athens County Ohio, and being parts of the land as described in Vol. 473, Pg. 0627 (PID# E020020001900), of the Official Records and Vol. 285-2416 (PID# E020020002000) Official Records of Athens County, Ohio, and being more particularly described as follows:

Commencing at the Southeast corner of Section 25, thence along the South line of Section 25, N 87° 31' 26" W, 1624.92 feet (deed), to an iron pin set and also being the **Point of Beginning** for the survey herein described:

Thence continuing along said Section line and the North line of Zwahlen (267-685 O.R.), N 87° 31' 26" W, 1350.91 feet to a point in County Road 25 (Long Run Road), passing an iron pin set at 1290.67 feet;

Thence along said road, the following two courses:

N 29° 49' 52" W, 68.76 feet to a point;

N 37° 56' 01" W, 241.08 feet to a point;

Thence leaving said road, and along new lines created by this survey:

N 80° 58' 22" E, 95.96 feet to an iron pin set, passing an iron pin set at 22.64 feet;

N 21° 09' 58" E, 98.96 feet to an iron pin set;

N 03° 12' 19" E, 190.72 feet to an iron pin set;

N 47° 19' 06" W, 280.91 feet to an iron pin set on the East line of Vanfleet (339-415 O.R.);

Thence along the lines of Vanfleet,

N 21° 11' 08" E, 561.00 feet to an iron pin set;

Thence along the lines of Vanfleet and Santone (480-961 O.R.),

N 50° 57' 19" E, 613.46 feet to an iron pin set;

Thence along the lines of Santone and Kittle (246-178 O.R. & 246-778 O.R.),

S 89° 27' 57" E, 1023.00 feet to a point in Township Road 91 (Rocky Point Road);

Thence leaving said road, and along the lines of Fokes (212-848 O.R.),

S 03° 31' 59" W, 1699.57 feet, passing an iron pin set at 18.78 feet to the point of beginning **and containing 55.470 acres**, more or less of which 0.27 acres are out of PID# E020020002000 and 55.20 acres are out of PID# E020020001900

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 October, 2018 by:

John M. Branner P.S. 6805

A handwritten signature in black ink, appearing to read "John M. Branner".



Santone  
Janet M.  
480-961 O.R.

Kittle  
Rose A.  
246-778 O.R.

Kittle  
Fred W.  
246-178 O.R.

Vanfleet  
Steven J.  
339-415 O.R.

# 55.47 Acres

Sherow  
Jo Ellen & Gregor  
473-0627 O.R.

55.20 ac.  
E020020001900

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ENGINEER'S OFFICE

BY: *Branch Williams*  
DATE: 10/12/18

Fokes  
Jacquelyn Trust  
212-848 O.R.

N 87° 31' 26" W  
1350.91'

Zwahlen  
Hans  
267-685 O.R.

N 87° 31' 26" W  
1624.92' (deed)

P.O.B.

S.E. corner  
of Sec. 25

Sherow  
Jo Ellen  
285-2416 O.R.

E020020002000

Long Run Rd.  
C.R. 25  
cem.

0.27 ac.  
E020020002000

217.14'  
613.46'  
N 50° 57' 19" E

N 21° 11' 08" E  
561.00'

L6

L5

L4

L3

L2

L1

+60.24'

S 03° 31' 59" W  
1699.57'

Rocky Point Rd.  
+18.78' T.R. 91

S 89° 27' 57" E

1023.00'

Short Line Table

LINE	BEARING	DISTANCE
L1	N 29° 49' 52" W	68.76'
L2	N 37° 56' 01" W	241.08'
L3	N 80° 58' 22" E	95.96'
L4	N 21° 09' 58" E	98.96'
L5	N 03° 12' 19" E	190.72'
L6	N 47° 19' 06" W	280.91'

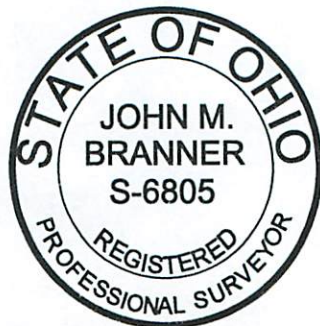
0' 300' 600' 900'



Scale 1"=300'

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

Bearings: N.A.D. Grid North - Ohio South Zone  
Ref. Docs.: Tax Plats, Deeds, Existing Surveys



Survey of a 55.47 Acre tract  
Situating in Section 25, T.5, R.13,  
Canaan Twp., Athens Co., OH  
Surveyed October, 2018  
by:

By: *John M. Branner*  
John M. Branner, P.S. 8605  
P.O. Box 274  
The Plains, OH 45780