

BY: Robert J. Miller  
DATE: 8/6/18

### Description of a 5.616 Acre Tract

Situated in Fraction 32, Section 27, T.5, R.13, Canaan Township, Athens County, Ohio and being a part of a tract of land as described in Volume 526, Page 2389 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at a stone found at the North-east corner of a 5.76 acre tract ( 513-2312 O.R.) that bears by deed, East 20 chains and North 20.17 chains from the South-west corner of Fr, 32; Thence, South 03 degrees 06 minutes 12 seconds West, 718.08 feet to an iron pin found; Thence, South 86 degrees 53 minutes 48 seconds East, 330.00 feet to an iron pin found at the Northerly most corner of a 0.30 acre , (Hughey 513-86 O.R.) and being the **point of beginning** for the tract of land herein described:

Thence, along new lines created by this survey:

N 29° 53' 34" E, 270.88 feet to an iron pin set;

S 61° 37' 12" E, 294.92 feet to an iron pin set;

S 6° 03' 31" E, 557.36 feet to a point in Mansfield Road, passing an iron pin set at 539.47 feet;

Thence, along said road:

N 85° 09' 10" W, 222.62 feet;

S 85° 13' 24" W, 182.54 feet;

Thence, leaving said road and along the Hughey 0.30 acre tract ( 513-86 O.R.)

N 9° 25' 01" W, 313.16 feet to an iron pin found, passing an iron pin found at 30.29 feet;

N 0° 39' 02" E, 147.04 feet to the point of beginning and containing 5.616 acres

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

The above description is based on a field survey completed Janury 2017 by

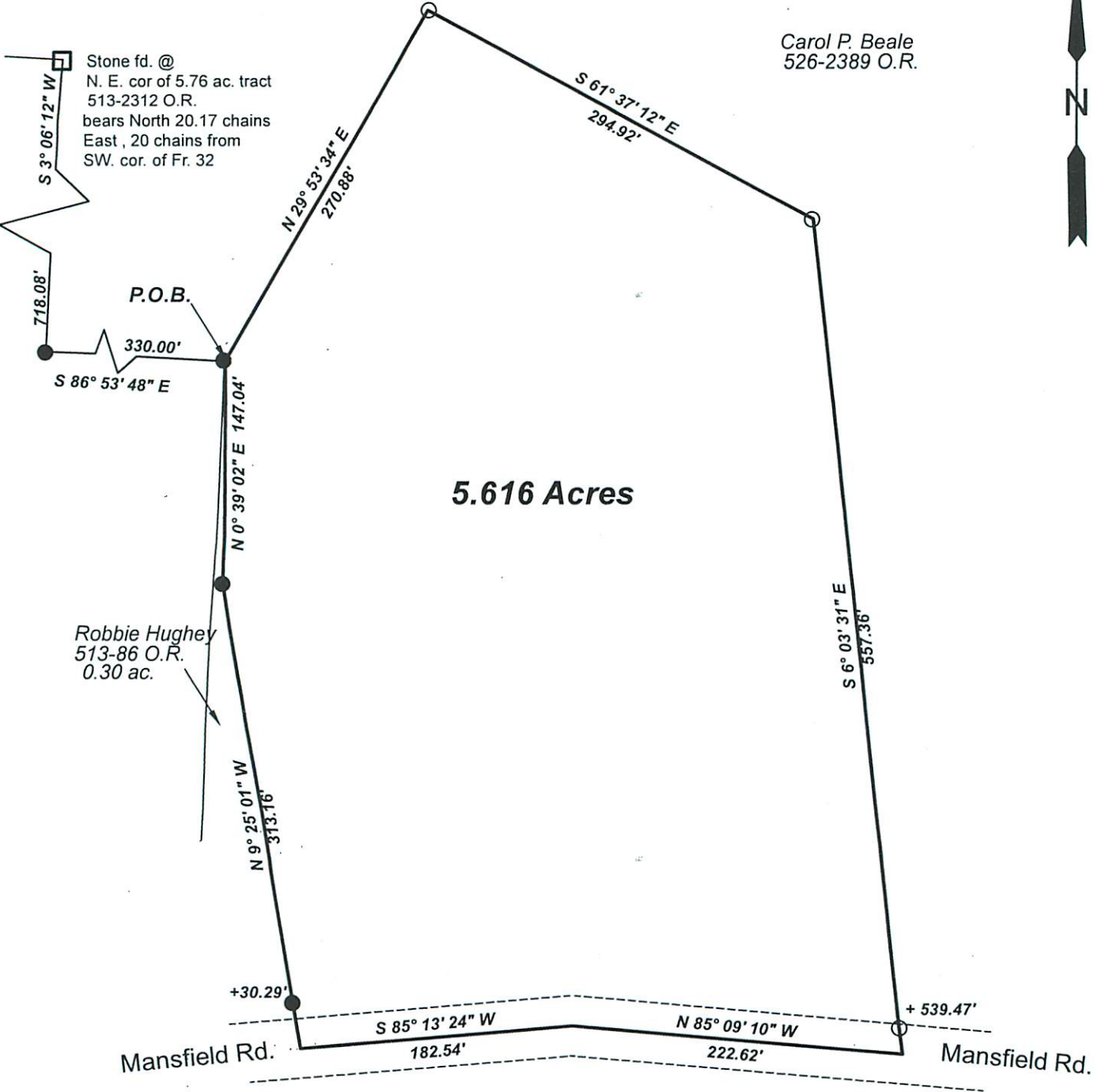
John M. Branner P.S. 6805



Carol P. Beale  
526-2389 O.R.



Stone fd. @  
N. E. cor of 5.76 ac. tract  
513-2312 O.R.  
bears North 20.17 chains  
East, 20 chains from  
SW. cor. of Fr. 32



**5.616 Acres**

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *John M. Branner*  
DATE: *3/6/16*



Survey of a 5.616 Acre Tract  
Sited in Fraction 32, Section 27  
T. 5, R.13, Canaan Twp., Athens Co., Oh.  
Surveyed Jan. 2017

By: *John M. Branner*  
John M. Branner P.S. 6805  
12500 N. Peach Ridge Rd.  
Athens, Oh. 45701



○ = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap  
● = iron pin found  
Bearings: N.A.D. 83 Grid North - Ohio South Zone  
Ref. Docs.: Tax Plat, Deeds, Surveys