

DESCRIPTION OF A 17.202 ACRE TRACT

Situated in Fraction 34, Section 28, T.5, R.13, Canaan Township, Athens County, Ohio and being a part of Parcel E020020022200 as described in Volume 496, Page 2651 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found bearing N 85° 32' 07" W, 99.72 feet from an iron pin found at the Southeast corner of Fraction 34, Section 28:

Thence along the lines of Beale (614-2240 O.R.):

N 85° 34' 08" W, 310.94 feet to an iron pin found;

N 31° 28' 25" W, 486.82 feet to an iron pin found;

Thence along a new line created by this survey,

N 31° 28' 25" W, 806.42 feet to a point in the Hocking River, passing iron pins set on either side of County Road 24 (Harmony Road) at 352.52 feet and 409.89 feet and an iron pin set on the South bank of the Hocking River at 718.30 feet;

Thence along said river the following three courses:

(1) N 63° 05' 31" E, 376.35 feet to a point;

(2) N 82° 06' 21" E, 410.23 feet to a point;

(3) N 87° 15' 46" E, 429.26 feet to a point;

Thence leaving said river and along the lines of The Hocking River Commission (616-2508 O.R.) and Spring (585-378 O.R.),

S 03° 32' 45" W, 242.46 feet to an iron pin found, passing an iron pin found at 146.98 feet;

Thence along the lines of Cummings (555-1217 O.R.) the following three courses:

(1) S 73° 34' 08" W, 480.78 feet to an iron pin found;

(2) S 01° 12' 21" W, 152.85 feet to a point in County Road 24 (Harmony Road), passing an iron pin found at 135.44 feet;

(3) S 19° 12' 38" E, 893.09 feet to the Point of Beginning, passing an iron pin found at 25.96 feet, and **containing 17.202 acres.**

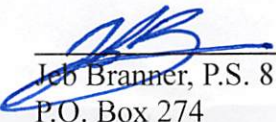
Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"

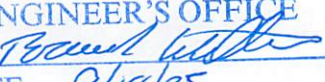
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

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 September, 2025 by


Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, Ohio 45780
740-592-5778

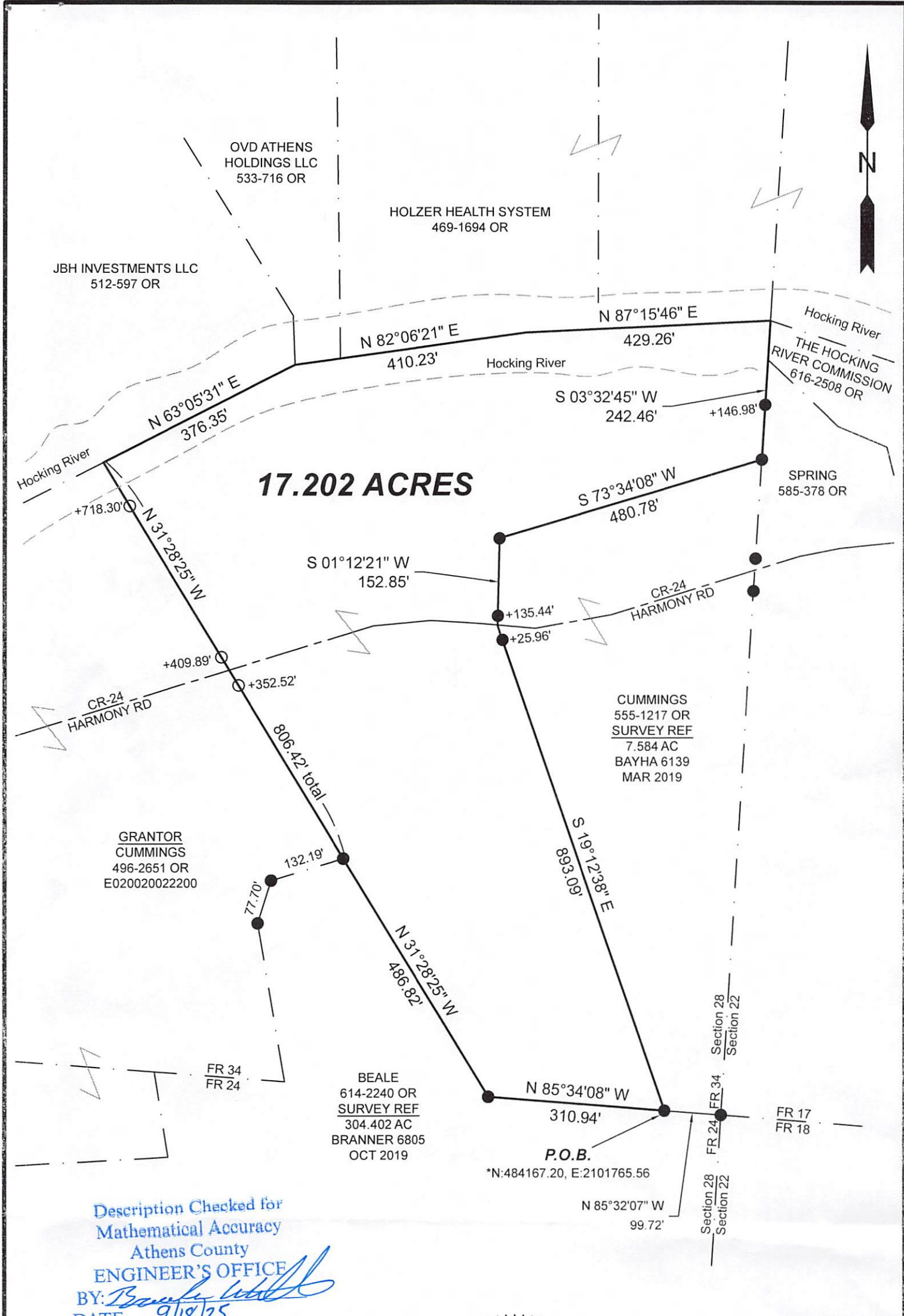


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 9/18/25

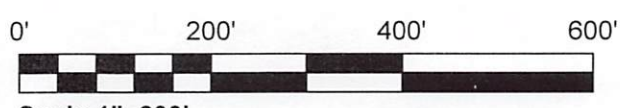
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

SEP 18 2025

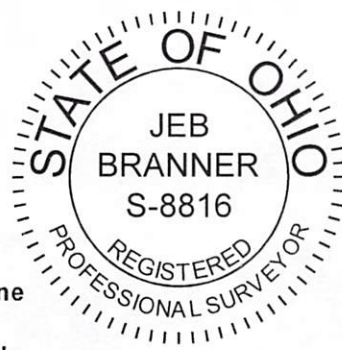
Jill Davidson
Athens County Auditor



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: *9/18/25*



Scale 1"=200'
○ = 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



SURVEY OF A 17.202 ACRE TRACT
Situating in Fraction 34,
Section 28, T.5, R.13,
Canaan Twp., Athens Co., OH
Survey Completed September, 2025
By: *[Signature]*
Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, OH 45780
740-592-5778