

DESCRIPTION OF A 10.344 ACRE TRACT

Situated in Section 30, T.5, R.13, Canaan Township, Athens County, Ohio and being a part of Parcel E020020024700 as described in Volume 570, Page 373 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a stone found at the Northwest corner of Section 30, Canaan Township:

Thence along the North line of Section 30 and the South line of Bennett (303-242 O.R.), **S 86° 19' 48" E, 1067.24 feet** to a point in Township Road 217 (Stanley Road), passing an iron pin found at 1053.64 feet;

Thence along said road and new lines created by this survey the following six courses:

- (1) **S 32° 27' 58" W, 79.05 feet** to a point;
- (2) **S 41° 07' 40" W, 87.23 feet** to a point;
- (3) **S 49° 05' 34" W, 114.03 feet** to a point;
- (4) **S 56° 41' 30" W, 173.42 feet** to a point;
- (5) **S 42° 27' 28" W, 109.62 feet** to a point;
- (6) **S 31° 21' 26" W, 55.70 feet** to a point at the center of the intersection of Township Road 217 (Stanley Road) and Township Road 215 (Scatter Ridge Road);

Thence continuing along Township Road 215 (Scatter Ridge Road) and new lines created by this survey the following six courses:

- (1) **S 78° 55' 59" W, 236.37 feet** to a point;
- (2) **S 80° 40' 07" W, 140.65 feet** to a point;
- (3) **S 82° 15' 34" W, 142.45 feet** to a point;
- (4) **S 85° 17' 44" W, 77.69 feet** to a point;
- (5) **N 86° 36' 50" W, 50.79 feet** to a point;
- (6) **N 72° 55' 38" W, 31.38 feet** to a point;

Thence leaving said road and along the West line of Section 30 and the East line of Rutter (570-373 O.R., Second Tract),

N 03° 49' 57" E, 581.89 feet to the Point of Beginning, passing an iron pin found at 28.61 feet and **containing 10.344 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.

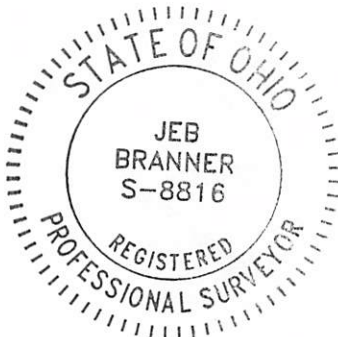
The above description is based on a field survey completed October, 2025 by

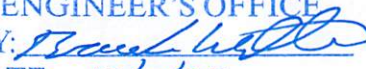

JEB Branner, P.S. 8816
P.O. Box 274
The Plains, Ohio 45780
740-592-5778

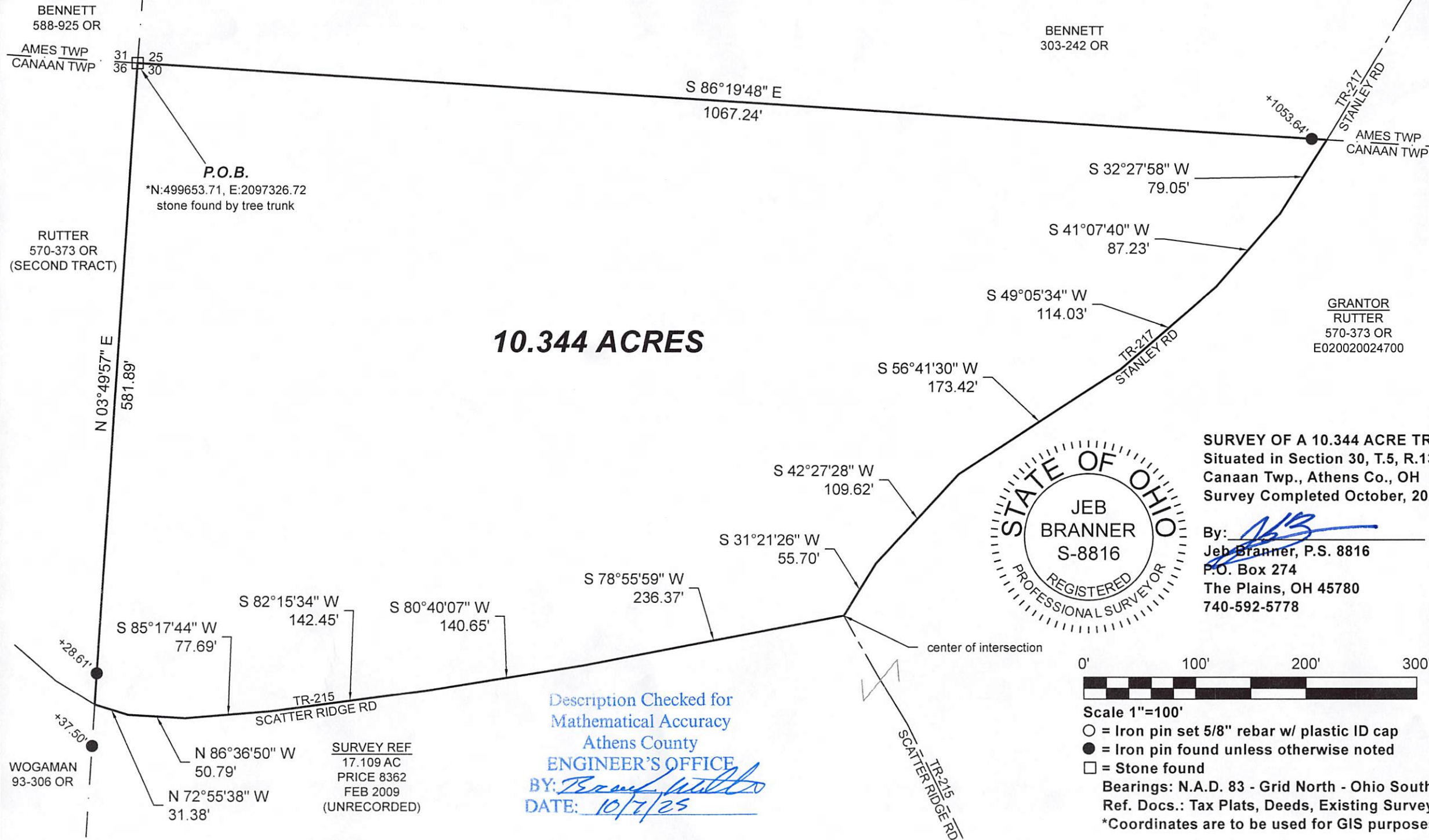
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

OCT 07 2025

Jill Davidson
Athens County Auditor



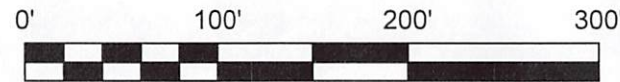
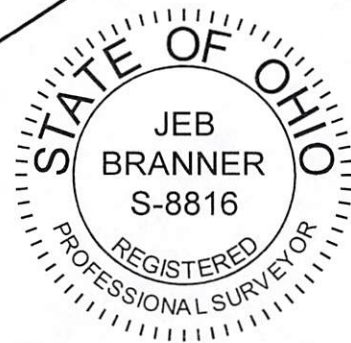
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 10/7/25



10.344 ACRES

SURVEY OF A 10.344 ACRE TRACT
Situated in Section 30, T.5, R.13,
Canaan Twp., Athens Co., OH
Survey Completed October, 2025

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



Scale 1"=100'
○ = Iron pin set 5/8" rebar w/ plastic ID cap
● = Iron pin found unless otherwise noted
□ = Stone 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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Branner
DATE: 10/7/25

SURVEY REF
17.109 AC
PRICE 8362
FEB 2009
(UNRECORDED)