

DESCRIPTION OF AN EXISTING 10.021 ACRE TRACT

Situated in Section 32, T.5, R.13, Canaan Township, Athens County, Ohio and being Parcel E020020007800 as described in Volume 596, Page 1118 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a railroad spike found in Township Road 579 (Cole Hill Road), bearing N 64° 17' 37" E, 2325.57 feet (calculated) from the Southwest corner of Section 32:

Thence along the South line of Hammer (509-550 O.R.) & (558-2381 O.R.),
S 87° 39' 37" E, 1282.85 feet to a point in Long Run Creek, passing an iron pin set at 29.21 feet, an iron pin set by a fence post at 1105.17 feet, an iron pin found in the center of County Road 25 (Long Run Road) at 1135.84 feet, an iron pin set at 1168.04 feet and an iron pipe found bearing N 02° 20' 23" E, 0.40 feet of said line at 1256.35 feet;

Thence along Long Run Creek and the lines of Stanley (374-783 O.R.) and Ervin (505-853 O.R.) the following three courses:

(1) **S 22° 39' 46" W, 166.74 feet** to a point in the center of a bridge on County Road 25 (Long Run Road);

(2) **S 10° 29' 13" W, 202.01 feet** to a point on an eroding rock face of said creek bank;

(3) **S 64° 41' 51" E, 173.23 feet** to a point;

Thence leaving said creek and along the lines of Saltzman (293-803 O.R.),

S 43° 59' 19" W, 176.14 feet to an iron pin found, passing an iron pin found at 23.34 feet;

S 58° 55' 04" W, 164.09 feet to an iron pin found;

Thence along the lines of Noel (313-1020 O.R.), the following three courses:

(1) **N 59° 25' 24" W, 530.73 feet** to an iron pin set;

(2) **N 28° 11' 22" W, 319.22 feet** to an iron pin set;

(3) **N 87° 39' 37" W, 566.88 feet** to a point in Township Road 579 (Cole Hill Road) passing an iron pin set at 536.05;

Thence along said road,

N 40° 41' 08" E, 152.81 feet to the Point of Beginning and **containing 10.021 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 February, 2023 by


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



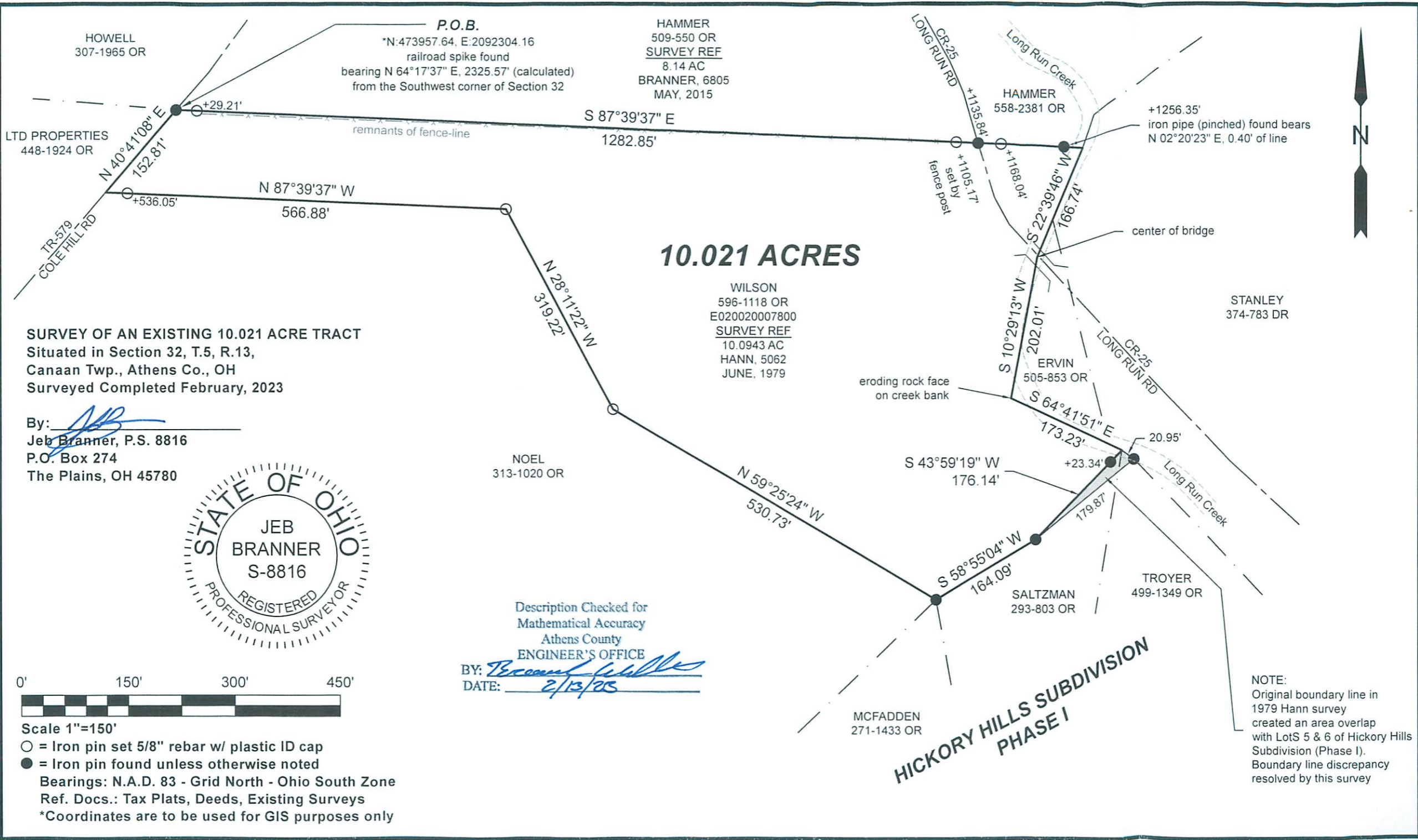
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 2/13/23

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

FEB 13 2023

Jill Thompson
Athens County Auditor



HOWELL
307-1965 OR

LTD PROPERTIES
448-1924 OR

TR-579
COLE HILL RD

P.O.B.
*N:473957.64, E:2092304.16
railroad spike found
bearing N 64°17'37" E, 2325.57' (calculated)
from the Southwest corner of Section 32

HAMMER
509-550 OR
SURVEY REF
8.14 AC
BRANNER, 6805
MAY, 2015

remnants of fence-line

N 40°41'08" E
152.81'

+29.21'

S 87°39'37" E
1282.85'

N 87°39'37" W
566.88'

+536.05'

10.021 ACRES

WILSON
596-1118 OR
E020020007800
SURVEY REF
10.0943 AC
HANN, 5062
JUNE, 1979

NOEL
313-1020 OR

eroding rock face
on creek bank

ERVIN
505-853 OR

S 43°59'19" W
176.14'

SALTZMAN
293-803 OR

TROYER
499-1349 OR

STANLEY
374-783 DR

+1256.35'
iron pipe (pinched) found bears
N 02°20'23" E, 0.40' of line

center of bridge

fence post
set by
+105.17'

HAMMER
558-2381 OR

ERVIN
505-853 OR


SALTZMAN
293-803 OR

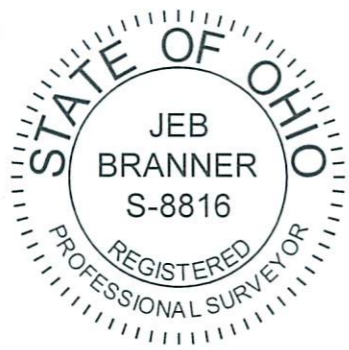
TROYER
499-1349 OR


**HICKORY HILLS SUBDIVISION
PHASE I**

NOTE:
Original boundary line in
1979 Hann survey
created an area overlap
with LotS 5 & 6 of Hickory Hills
Subdivision (Phase I).
Boundary line discrepancy
resolved by this survey

SURVEY OF AN EXISTING 10.021 ACRE TRACT
Situated in Section 32, T.5, R.13,
Canaan Twp., Athens Co., OH
Surveyed Completed February, 2023

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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 2/13/23



Scale 1"=150'

○ = 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