

DESCRIPTION OF A 5.018 ACRE TRACT

Situated in Section 32, T.5, R.13, Canaan Township, Athens County, Ohio and being Parcel E020020007600 as described in Volume 313, Page 1020 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a point in Township Road 579 (Cole Hill Road), bearing N 68° 11' 00" E, 2012.52 feet (calculated) from the Southwest corner of Section 32:

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

- (1) S 57° 39' 26" E, 219.68 feet to an iron pin set, passing an iron pin set at 22.33 feet;
- (2) S 02° 50' 06" E, 413.36 feet to an iron pin set;
- (3) S 40° 29' 44" E, 137.09 feet to an iron pin set;
- (4) S 64° 02' 34" W, 118.19 feet to an iron pin set;
- (5) S 79° 09' 23" W, 113.88 feet to an iron pin set;
- (6) N 84° 22' 36" W, 220.37 feet to a point on the East edge of Township Road 579 (Cole Hill Road), passing an iron pin set at 196.38 feet;

Thence along said road the following three courses:

- (1) N 02° 32' 37" W, 347.19 feet to a point;
- (2) N 13° 27' 15" E, 156.03 feet to a point;
- (3) N 32° 55' 16" E, 223.47 feet to the Point of Beginning and **containing 5.018 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

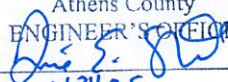
The attached map is considered to be an integral part of this description and to be included in any future transfers.

The above description is based on a field survey completed January, 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: 1/31/25

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

JAN 31 2025

Jill Davidson
Athens County Auditor



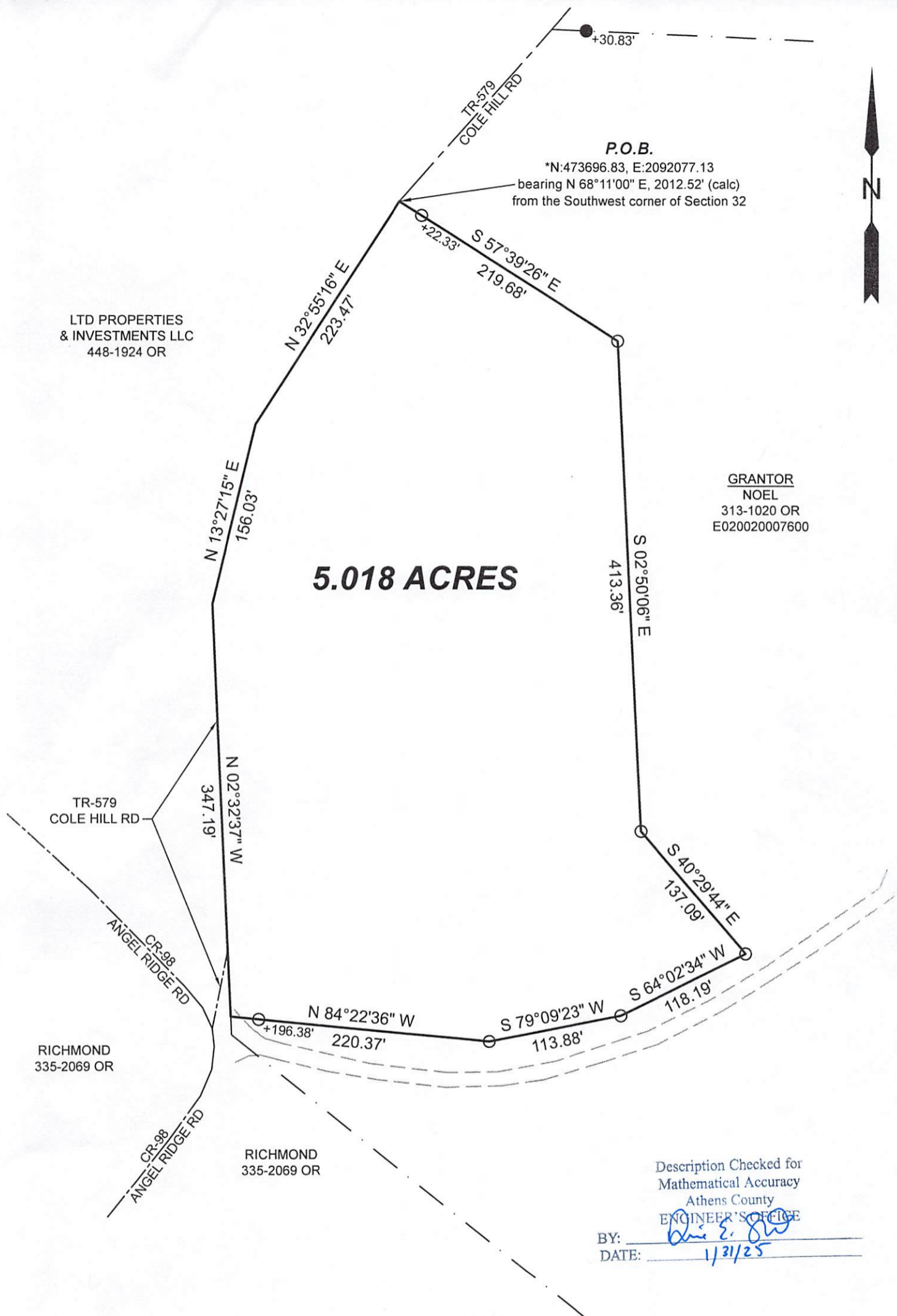
P.O.B.

*N:473696.83, E:2092077.13
bearing N 68°11'00" E, 2012.52' (calc)
from the Southwest corner of Section 32

LTD PROPERTIES
& INVESTMENTS LLC
448-1924 OR

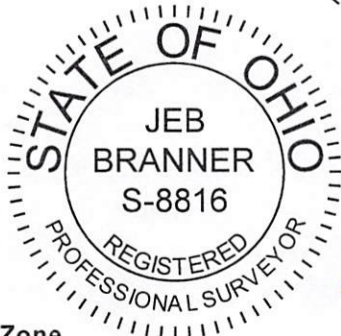
GRANTOR
NOEL
313-1020 OR
E020020007600

5.018 ACRES



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *David E. Branner*
DATE: 1/31/25



SURVEY OF A 5.018 ACRE TRACT
Situating in Section 32, T.5, R.13,
Canaan Twp., Athens Co., OH
Surveyed Completed January, 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
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