

BY: Paul William
DATE: 2/13/18

DESCRIPTION OF A 1.315 ACRE TRACT

Situated in Section 11, T.5, R.13, Canaan Township, Athens County, Ohio and being part of the land as described in Volume 482, Page 437 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at the Southeast corner of Section 11, thence N 22° 45' 36" W, 1912.35 feet (calculated) to an iron pin found at the Northeast corner of said property, thence along the South line of McAfee (489-740 O.R.), S 75° 32' 59" W, 102.11 feet to an iron pin set and **also being the point of beginning** for the survey herein described:

Thence along a new line created by this survey,

S 29° 52' 45" W, 346.77 feet to a point in the center of Township Road 224 (Thompson Ridge Road), passing an iron pin set at 316.77 feet;

Thence along said road,

N 66° 58' 10" W, 110.67 feet to a point;

Thence leaving said road and along the East line of Farley (534-1984 O.R.),

N 17° 06' 30" W, 245.57 feet to an iron pin set, passing an iron pin found at 32.33 feet;

Thence along the South line of McAfee (489-740 O.R.),

S 89° 21' 01" E, 247.97 feet to an iron pin set;

Thence continuing along said line,

N 75° 32' 59" E, 102.12 feet to the point of beginning and **containing 1.315 acres**, more or less

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 – Ohio South Zone

The above description is based on a field survey completed February, 2018 by

Jeb Branner, S.I., E.I., under the supervision of:

John M. Branner P.S. 6805



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

FEB 15 2018

Jill Thompson
Athens County Auditor



McAfee
Charles D. III
489-740 O.R.

S 89°21'01" E
247.97'

N 75°32'59" E
102.12'

N 75°32'59" E
102.11'

P.O.B. (1.603 Ac.)
Bears N 22°45'36" W, 1912.35' (calculated)
from the Southeast Corner of Section 11

P.O.B. (1.315 Ac.)

1.315 Acres

1.593 Acres

N 29°52'45" E
346.77'

S 02°18'34" W
439.23'

Applegate
Susan A.
482-1357 O.R.

Farley
Gordon
534-1984 O.R.

N 17°06'30" W
245.57'

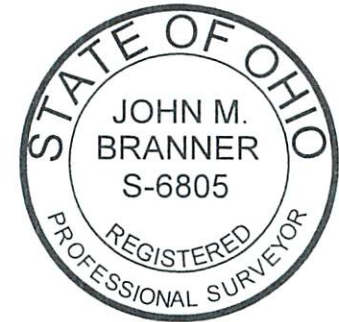
+32.33'

N 66°58'10" W
110.67'

+30.00'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Robert Williams*
DATE: *2/13/18*



Survey of two tracts
Situated in Section 11, T.5, R.13,
Canaan Twp., Athens Co., OH
Surveyed Februrary, 2018
By Jeb Branner, S.I., E.I.,
under the supervision of:

John M. Branner
John M. Branner, P.S. 8605
P.O. Box 274
The Plains, OH 45780



Scale 1"=60'

○ = Iron pin set 5/8" rebar w/ plastic ID cap

● = Iron pin found

Bearings: N.A.D. Grid North - Ohio South Zone

Ref. Docs.: Tax Plats, Deeds, Existing Surveys