

Description Checked for  
Mathematical Accuracy

Athens County

ENGINEER'S OFFICE

BY: Barbara Williams  
DATE: 2/14/17

Legal Description Pre-Approval  
**APPROVED**

All transfers are subject to  
Athens County Conveyance Standards

FEB 15 2017

Jill Thompson  
Athens County Auditor

### NEW DESCRIPTION OF AN EXISTING TRACT OF RECORD ( 406-1018 O.R.)

Situated in Fraction 31, Section 21, T.5, R.13, Canaan Township, Athens County, Ohio and being the same tract as recorded in Volume 406, Page 1018 of the Official records of Athens County and being more particularly described as follows:

Beginning at the South-east corner of Fraction 30 where an iron rod found bears North 02 degrees 12 minutes 13 seconds East, 8.94 feet ;

Thence, along Mansfield Road:

S 85° 30' 38" W, 255.25 feet;

S 87° 11' 33" W, 126.72 feet;

S 71° 33' 17" W, 183.33 feet;

S 59° 33' 01" W, 230.39 feet;

S 65° 45' 38" W, 95.71 feet;

Thence, leaving said road and along an agreed upon property-line and the lines of Patrick and Wanda Sheridan (333-169 O.R.), (285-264 O.R.)

N 23° 10' 36" W, 271.07 feet to an iron pin set, passing an iron pin set at 20.00 feet;

N 3° 19' 24" E, 45.00 feet to an iron pin set;

S 86° 44' 12" E, 946.44 feet to the point of beginning and containing 2.31 acres.

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

The above description is based on a field survey completed February 2017 by

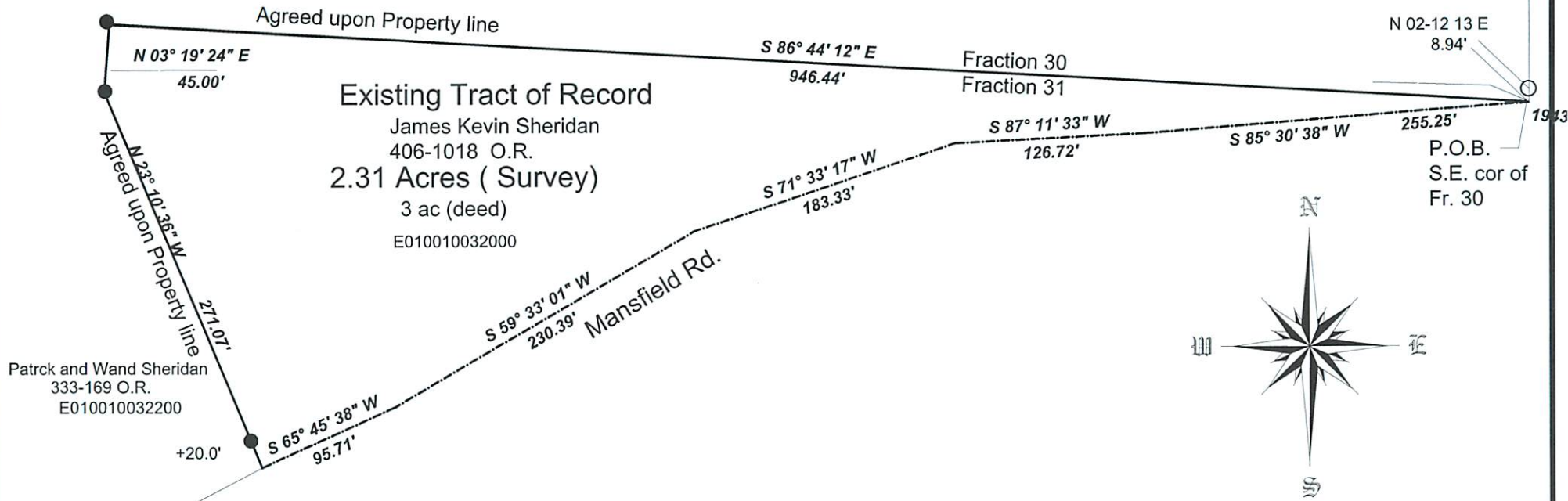
John M. Branner P.S. 6805



Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Patricia J. Williams*  
 DATE: 2/14/17

Patck and Wand Sheridan  
 285-264 O.R.  
 E010010032300

Existing Tract of Record  
 James Kevin Sheridan  
 406-1018 O.R.  
 2.31 Acres ( Survey)  
 3 ac (deed)  
 E010010032000



0' 100' 200' 300'



Scale 1 inch = 100 feet

- = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
- = iron rod found

Bearings: N.A.D. 83 Grid North - Ohio South Zone  
 Ref. Docs.: Tax Plat, Deeds, Surveys



Survey of an existing Tract of Record  
 as recorded in Vol. 406, Pg. 1018 O.R.  
 Situated in Fraction 31, Sec. 21, T.5, R.13,  
 Canaan Twp., Athens Co., Ohio  
 Surveyed Feb. 2017

By: *John M. Branner*  
 John M. Branner P.S. 6805  
 P.o. Box 274  
 The Plains, Ohio 45780