

Description Checked for
Mathematical Accuracy
Athens County

ENGINEER'S OFFICE

BY: *Branner Wilson* 032
DATE: 4/26/18

Legal Description Pre-Approval
APPROVED

All transfers are subject to
Athens County Conveyance Standards

APR 26 2018

Jill Thompson
Athens County Auditor

DESCRIPTION OF A 63.192 ACRE TRACT

Situated in Sections 25 & 31, T.5, R.13, Canaan Township, Athens County, Ohio and being part of the land as described in Volume 282, Page 438 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at an iron pin previously set, bearing S 86° 50' 51" W, 563.44 feet (calculated) from the Northwest corner of Section 25 and **also being the point of beginning** for the survey herein described:

Thence along the South line of Lane (60-877 D.R.),
S 86° 50' 51" E, 730.06 feet to a stone found;
Thence along the south line of Seaman (201-908 O.R.),
S 87° 02' 00" E, 786.19 feet to an iron pipe found;
Thence along the West line of Phillips (223-457 O.R.),
S 03° 19' 31" W, 699.54 feet to a stone found;
Thence along the lines of Fokes (94-486 O.R.),
S 20° 58' 13" W, 561.51 feet to a stone found;
N 87° 30' 15" W, 737.25 feet to an iron pin set;
S 85° 15' 00" W, 158.40 feet to an iron pin set;
S 29° 57' 29" W, 264.30 feet to the stump of a Pin Oak (as per Hibbard Survey dated Sept. 26, 1921), with a reference iron pin set bearing N 64° 34' E, 2 feet;
S 20° 00' 28" W, 159.82 feet to an iron pin set;
S 26° 45' 00" W, 248.82 feet to an iron pin set;
S 33° 30' 00" W, 67.98 feet to a point in a creek;
N 40° 30' 00" W, 163.02 feet to a P.K. Nail set in the center of County Road 25 (Long Run Rd);
Thence along said road the following three courses:
(1) N 31° 38' 36" W, 152.98 feet to a point;
(2) N 42° 10' 07" W, 270.18 feet to a point;
(3) N 47° 53' 27" W, 151.23 feet to a railroad spike found;
Thence leaving said road and along the lines of Miller (68-591 O.R.),
N 30° 51' 46" E, 139.23 feet to an iron pin found;
N 31° 50' 10" E, 57.33 feet to an iron pin set;
N 70° 25' 34" W, 83.37 feet to an iron pin found;
N 41° 54' 43" W, 147.97 feet to an iron pin set;
S 89° 28' 53" W, 203.52 feet to an iron pin found;
N 78° 00' 25" W, 118.16 feet to an iron pin found;
S 44° 28' 14" W, 30.67 feet to a point in the center of Country Road 25 (Long Run Road);
Thence along said road,
N 51° 01' 48" W, 169.62 feet to a point;
Thence leaving said road,
N 52° 27' 22" E, 475.19 feet to an iron pin previously set, passing an iron pin previously set at 44.52 feet;
N 29° 02' 49" E, 427.23 feet to an iron pin previously set;
N 40° 37' 16" E, 145.53 feet to an iron pin previously set;
N 56° 59' 16" E, 366.06 feet to the point of beginning, **containing 63.192 acres total**, 61.242 acres being in Section 25 and 1.95 acres being in Section 31.



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

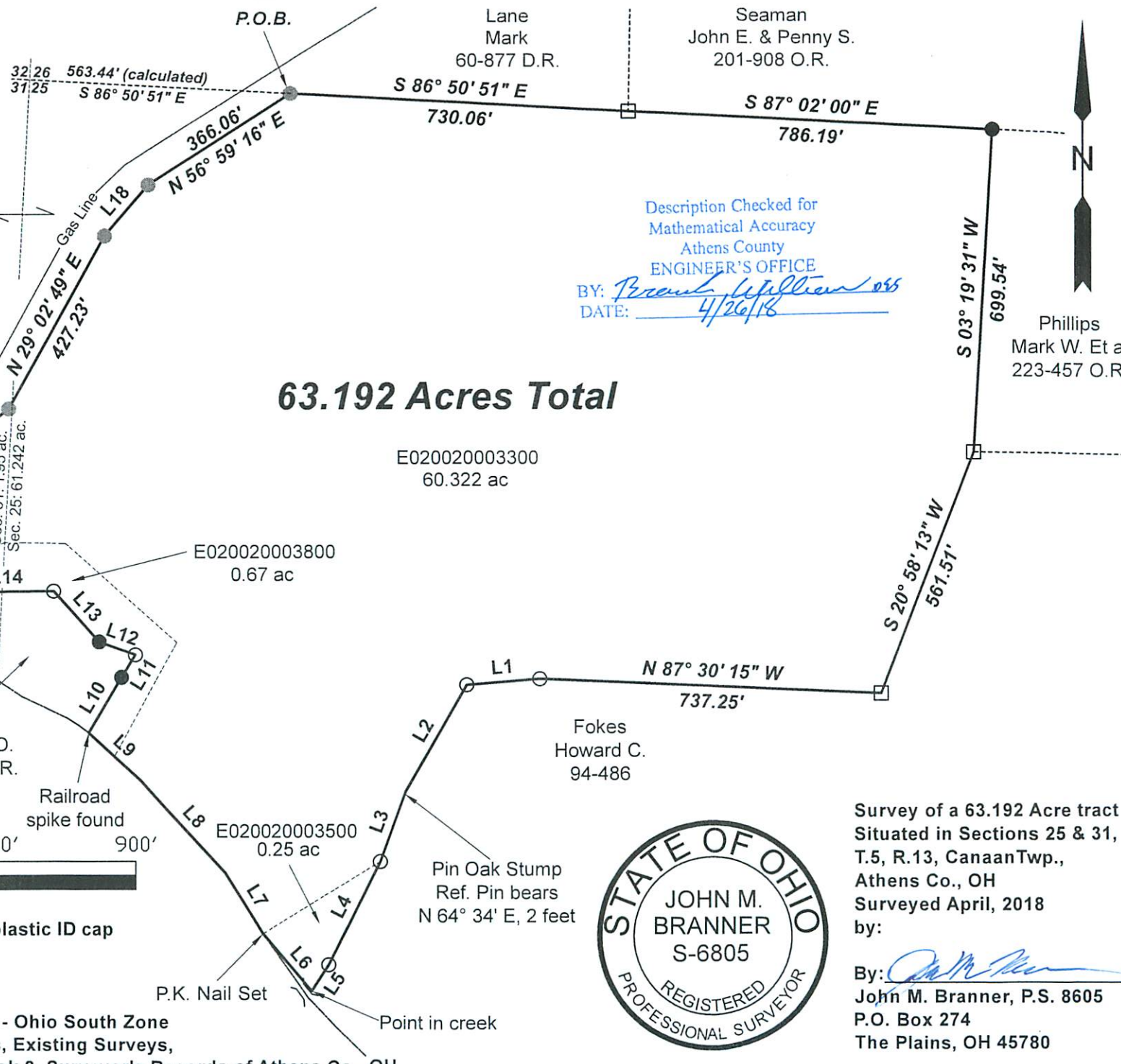
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

Ref Docs: Tax Plats, Deeds, Existing Surveys, Hibbard Survey Pg. 258, Book 8, Surveyor's Records, Athens Co. OH

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

John M. Branner P.S. 6805 *John M. Branner*

LINE	BEARING	DISTANCE
L1	S 85° 15' 00" W	158.40'
L2	S 29° 57' 29" W	264.30'
L3	S 20° 00' 28" W	159.82'
L4	S 26° 45' 00" W	248.82'
L5	S 33° 30' 00" W	67.98'
L6	N 40° 30' 00" W	163.02'
L7	N 31° 38' 36" W	152.98'
L8	N 42° 10' 07" W	270.18'
L9	N 47° 53' 27" W	151.23'
L10	N 30° 51' 46" E	139.23'
L11	N 31° 50' 10" E	57.33'
L12	N 70° 25' 34" W	83.37'
L13	N 41° 54' 43" W	147.97'
L14	S 89° 28' 53" W	203.52'
L15	N 78° 00' 25" W	118.16'
L16	S 44° 28' 14" W	30.67'
L17	N 51° 01' 48" W	169.62'
L18	N 40° 37' 16" E	145.53'



63.192 Acres Total

Seaman
John E. & Penny S.
201-908 O.R.

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ENGINEER'S OFFICE
BY: *Pravuk Williams* 066
DATE: 4/26/18

Phillips
Mark W. Et al
223-457 O.R.

Wilson
James L. & Anne M.
Trustees
282-438 O.R.

E020020003300
60.322 ac

E020020003800
0.67 ac

E020020003900
1.46 ac

E020020003400
0.49 ac

Miller
Thomas O.
68-591 O.R.

Fokes
Howard C.
94-486

E020020003500
0.25 ac

Pin Oak Stump
Ref. Pin bears
N 64° 34' E, 2 feet

Survey of a 63.192 Acre tract
Situated in Sections 25 & 31,
T.5, R.13, CanaanTwp.,
Athens Co., OH
Surveyed April, 2018
by:

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



Scale 1"=300'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found
- = Iron pin previously set
- = Stone found

Bearings: N.A.D. Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys,
Hibbard Survey Pg. 258, Book 8, Surveyor's Records of Athens Co., OH