

Description Checked for
Mathematical Accuracy
Athens County

ENGINEER'S OFFICE

BY: David E. Stone

DATE: 8/10/17

Decription of a 43.72 Acre Tract (Combining existing Tracts of Record)

Situated in Section 25, T.5, R.13, Canaan Township, Athens County, Ohio and being all of David Jules Sturbois Tracts as described in 395-1987 O.R., 535-179 O.R. and 535-181 O.R. and being more particularly decribed as follows:

Beginning at an iron pin set that bears North 01 degrees 01 minutes 24 seconds East, 184.8 feet (deed) from the South-west corner of Section 25;

Thence, along the West-line of Section 25:

N 1° 01' 24" E, 1165.29 feet to a point;

Thence, along the lines of Rodriguez (438-569 O.R.):

S 69° 38' 56" E, 530.64 feet;

S 60° 38' 56" E, 217.80 feet;

S 69° 38' 56" E, 315.48 feet;

S 72° 53' 56" E, 217.50 feet;

S 82° 23' 56" E, 231.66 feet;

S 40° 28' 16" E, 194.63 feet;

S 85° 57' 21" E, 274.73 feet to a railroad spike found in County Road 25;

Thence, along said road::

S 34° 50' 08" E, 129.67 feet;

S 38° 46' 18" E, 66.66 feet;

S 40° 21' 43" E, 693.86 feet;

Thence, leaving said road and along the South-line of Section 25:

N 89° 59' 35" W, 1519.31 feet to an iron pin set; passing an iron pin found at 83.16 feet;

Thence, along the lines of Andrews (280-243 O.R.)

N 65° 41' 37" W, 324.69 feet to an iron pin set

N 85° 03' 10" W, 594.00 feet to the point of beginning and containing 43.72 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 are assumed and are to be used to denote interior angles only.

The above description is based on a field survey completed October 2004 by

John M. Branner P.S. 6805



Legal Description Pre-Approval

APPROVED

All transfers are subject to
Athens County Conveyance Standards

AUG 10 2017

Jill Thompson
Athens County Auditor



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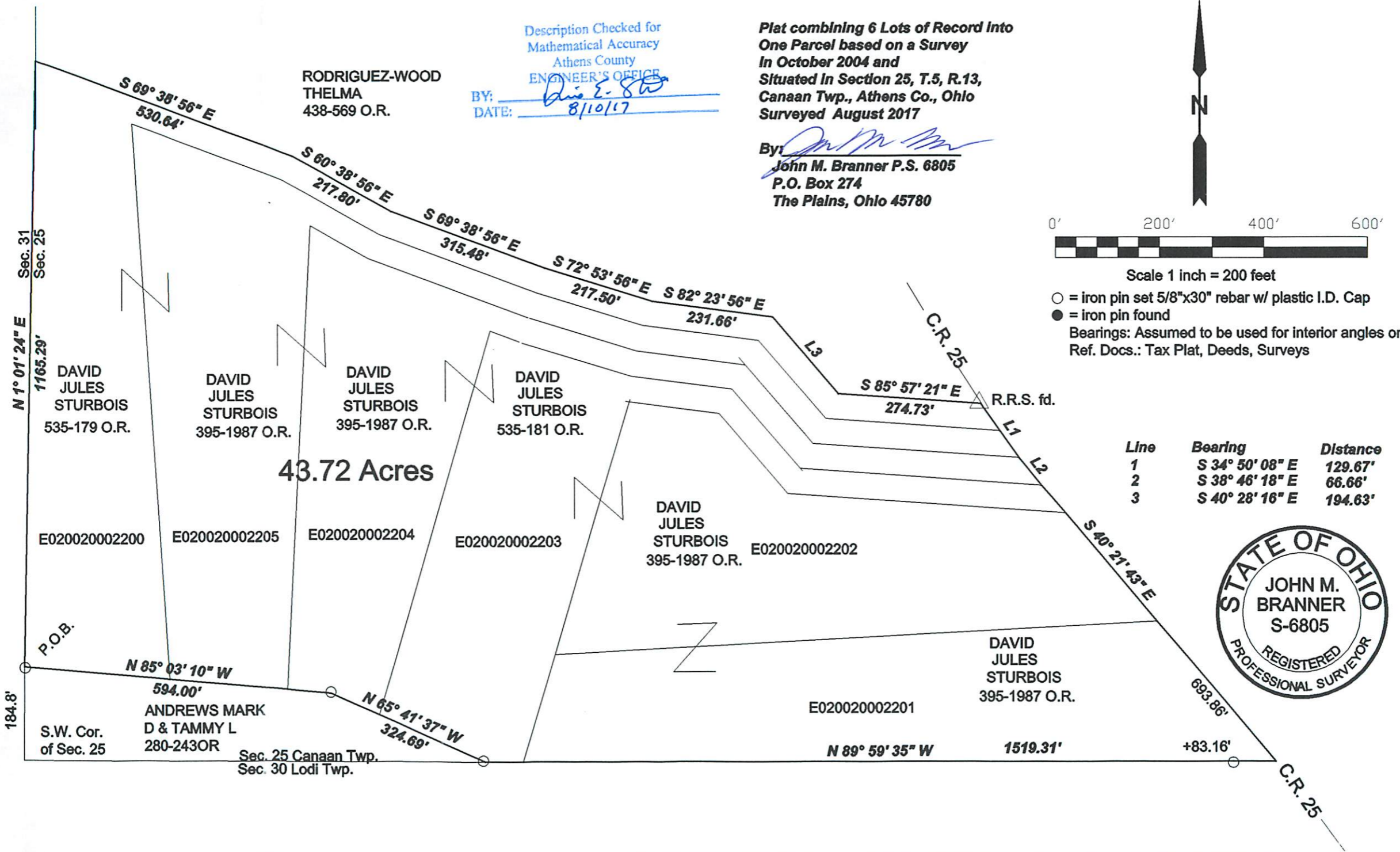
Plat combining 6 Lots of Record into
One Parcel based on a Survey
In October 2004 and
Situating In Section 25, T.5, R.13,
Canaan Twp., Athens Co., Ohio
Surveyed August 2017

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



Scale 1 inch = 200 feet

○ = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
● = iron pin found
Bearings: Assumed to be used for interior angles only
Ref. Docs.: Tax Plat, Deeds, Surveys



43.72 Acres

Line	Bearing	Distance
1	S 34° 50' 08" E	129.67'
2	S 38° 46' 18" E	66.66'
3	S 40° 28' 16" E	194.63'



Sec. 25 Canaan Twp.
Sec. 30 Lodi Twp.