

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Branner William
DATE: 2/13/18

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

FEB 14 2018

Jill Thompson
Athens County Auditor

EXHIBIT "A"

**Description of Lot 15 of of Canaanville (formerly Detroit Env- 77-D)
(Existing Lot of Record)**

Situated Fraction 2, Section 9 , T.5 N., R.13 W, Canaan Township, Athens County, Ohio and being Lot 15 of Detroit (Env. 77-D) and being more particularly described as follows:

Commencing at an iron pin set at the North-west corner of Lot 16 (Detroit (Env. 77-D),that bears North 51 degrees 47 minutes 01 seconds East, 379.50 feet from an iron pin found at the North-west corner on Lot 20 (Detroit (Env. 77-D).

Thence, along the North-line of Lot 16 North 51 degrees 47 minutes 01 seconds East, 82.50 feet to an iron pin set at the North-east corner of Lot 16 and the North-west corner of Lot 15 and being the **point of beginning** for the tract of land herein described:

Thence, along the South-line of Lot 26 (Schafer 168-309 O.R.):

North 51 degrees 47 minutes 01 seconds East, 82.50 feet to an iron pin set at the North-east corner of Lot 15

Thence, along the East-line of Lot 15 and the west-line of an alley:

South 38 degrees 12 minutes 59 seconds East, 132.00 feet to an iron pin set;

Thence, along the right of way of Mine Road:

South 51 degrees 47 minutes 01 seconds West, 82.50 feet to an iron pin set at the South-west corner of Lot 15;

Thence, along the east-line of Lot 16 (Schafer 168-309 O.R.) :

North 38 degrees 12 minutes 59 seconds West, 132.00 feet to the point of beginning and containing 0.25 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 Feb. 2018 by

John M. Branner P.S. 6805



John M. Branner



Description Checked for
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Athens County
ENGINEER'S OFFICE
BY: *Rebecca L. Miller*
DATE: 2/12/18



SCHAFFER ANNA K TRUSTEE ET AL
E010090201000
Lot 25
168-309 O.R.

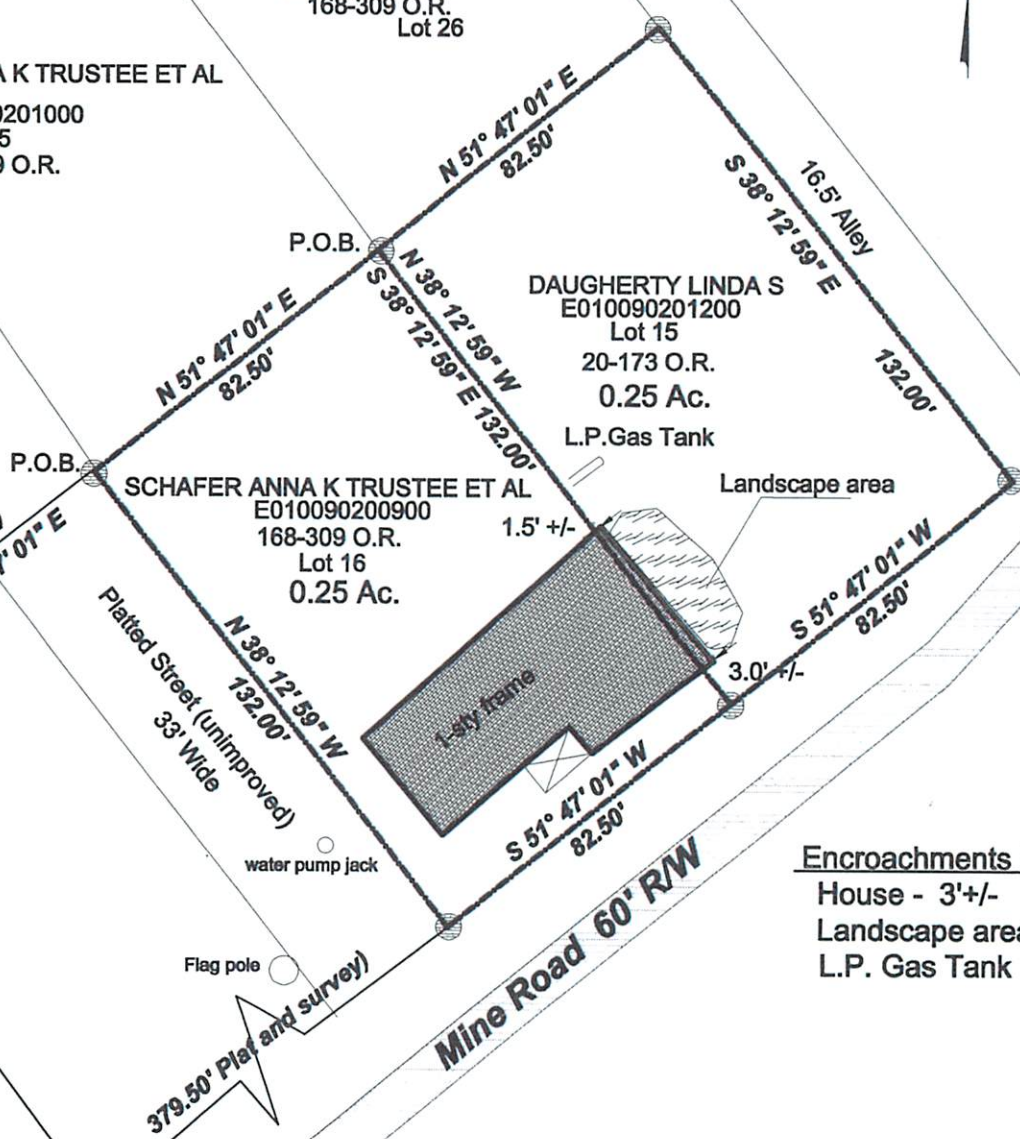
SCHAFFER ANNA K TRUSTEE ET AL
E010090201100
168-309 O.R.
Lot 26

DAUGHERTY LINDA S
E010090201200
Lot 15
20-173 O.R.
0.25 Ac.
L.P. Gas Tank

SCHAFFER ANNA K TRUSTEE ET AL
E010090200900
168-309 O.R.
Lot 16
0.25 Ac.

379.50' Plat and survey)
N 51° 47' 01" E
I.P fd @
N,W. Cor of Lot 20

I.P fd @
S,W. Cor of Lot 20



Encroachments into Lot 15
House - 3'+/-
Landscape area
L.P. Gas Tank

Plat of Survey of
Lots 15 and 16 of Canaanville (Formerly Detroit)
Fr. 2, Sec. 9, T.5 N., R.13 W. Canaan Twp., Athens Co. Oh.
Surveyed February 2018

John M. Branner
John M. Branner P.S. 6805
12500 N. Peach Ridge Road
Athens, Ohio 45701
740-592-5778

Reference Documents:
Plat of Detroit Env. 77D
ODOT R/W/ Plat 50-18.54
Tax Plat



Bearings : Grid North N.A.D. 83
● = 5/8"x30" rebar set w/ plastic I.D. cap Stamped "Branner P.S. 6805"