

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Robert Williams
DATE: 1/18/17

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

JAN 215 2017

Jill Thompson
Athens County Auditor

DESCRIPTION OF A 0.77 ACRE TRACT (EXISTING LOT OF RECORD)

Situated in Fraction 2, Section 9, T.5, R.13, Canaan Township, Athens County, Ohio and being all of the same tract as recorded in Volume 454, Page 348 of the Official Records of Athens County, (PID#E010010011200) and being more particularly described as follows:

Beginning at an iron pin set at the Easterly most corner of Lot 52 of the Nathan S. Pilcher's Addition to Detroit (Volume 3, Page 94 County Surveyors Plats)

Thence, along the line of Hudnell (296-1403 O.R.);
S 38° 56' 14" E, 54.48 feet to an iron pin found;

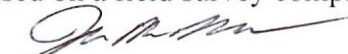
Thence, along the line of Leatherwood:
S 22° 01' 57" E, 70.46 feet to an iron pin set;

Thence, along the line of McCoady Properties Ltd.
S 51° 03' 46" W, 284.84 feet to an iron pin found;

Thence, along the north right of way of Canaanville Road;
N 43° 31' 41" W, 98.45 feet to a concrete monument;

Thence, along the lines of a platted unimproved alley of the Nathan S. Pilcher's Addition to Detroit' (Volume 3, Page 94 County Surveyors Plats);
N 51° 03' 46" E, 148.20 feet to an iron pin set;
N 38° 56' 14" W, 23.76 feet to an iron pin set;

Thence, along the line of Cristy (275-1963 O.R.) and being the easterly line of Lots 52&53);
N 51° 03' 46" E, 165.00 feet to the point of beginning and containing 0.77 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 January 2017 by
John M. Branner P.S. 6805 





Nathan S. Pilcher's Addn to Detroit (N.K.A. Canaanville)
 Vol 3, Pg. 94 County Surveyors Plat Book

Robert Haze Hudnell et. al.
 296-1403 O.R.

Robert and Sharon f. Cristy
 270-1963 O.R.

Edwin and Dorene
 Leatherwood
 296-232 D.R.

Robert and Sharon f. Cristy
 270-1963 O.R.

Mathew W. Dodd
 454-348 O.R..
 E010010011200

McCoady Properties Ltd.
 489-534 O.R.

0.77 Acres

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 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Francis J. Williams*
 DATE: 1/18/17

Survey of a 0.77 Acre Tract
 Situated in Fraction 2, Section 9,
 T.5, R13., Canaan Twp. Athens Co., Oh.
 Surveyed Jan. 2017

By: *John M. Branner*
 John M. Branner P.S. 6805
 12500 N. Peach Ridge Rd.
 Athens, Ohio 45701



Scale 1 inch = 40 feet
 ○ = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
 ● = iron pin found
 Bearings: N.A.D. 83 Grid North - Ohio South Zone
 Ref. Docs.: Tax Plat, Deeds, Surveys

Platted Alley (Unimproved)

Canaanville Rd.

55

52

53

54

Platted Alley (Unimproved)

Canaanville Rd.

P.O.B.

S 51° 03' 46" W

S 38° 56' 14" E

N 51° 03' 46" E

S 22° 01' 57" E

N 38° 56' 14" W

N 51° 03' 46" E

284.84'

165.00'

54.48'

23.76'

70.46'

23.76'

148.20'

108.95'

N 43° 31' 47" W
 98.45'