

BY: Brent William
DATE: 3/26/20

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

MAR 27 2020

Jill Thompson
Athens County Auditor

DESCRIPTION OF A 1.839 ACRE TRACT

Situated in Section 11, T.5, R.13, Canaan Township, Athens County, Ohio and being all of the land as described in Volume 534, Page 1984 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at the Southeast corner of Section 11, thence N 34° 39' 04" W, 2085.13 feet (calculated) to an iron pin found at the Northwest corner of a 1.315 acre tract and **also being the point of beginning** for the survey herein described:

Thence along the East Line of Grant (542-992 O.R.),
S 17° 06' 30" E, 245.57 feet, to a point in Township Road 224 (Thompson Ridge Road), passing an iron pin found at 213.24 feet;

Thence along said road the following 3 courses:

- (1) N 86° 56' 40" W, 107.51 feet to a point,
- (2) S 75° 37' 30" W, 240.40 feet, to a point;
- (3) S 58° 05' 42" W, 64.08 feet, to a point;

Thence leaving said road and along the lines of McAfee (489-740 O.R.), the following 6 courses:

- (1) N 16° 27' 46" W, 86.45 feet, to an iron pin set, passing an iron pin set at 23.12 feet;
- (2) N 29° 40' 14" E, 112.28 feet, to a Walnut tree (triple trunk);
- (3) N 46° 08' 14" E, 154.43 feet, to an iron pin set;
- (4) N 66° 06' 53" E, 176.72 feet, to an iron pin set;
- (5) S 21° 31' 39" E, 39.19 feet, to an iron pin set;
- (6) S 89° 21' 01" E, 3.99 feet, to the point of beginning and **containing 1.839 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 – Ohio South Zone

The above description is based on a field survey completed March, 2020 by

Jeb Branner, S.I., E.I., under the supervision of:

John M. Branner P.S. 6805

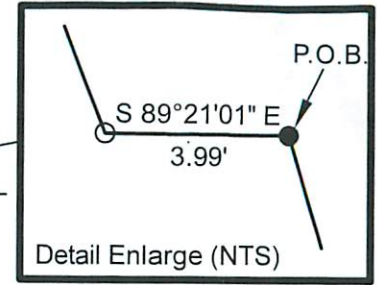
John M. Branner



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Jeb Branner*
DATE: *3/26/20*

McAfee
Charles D. III
489-740 O.R.



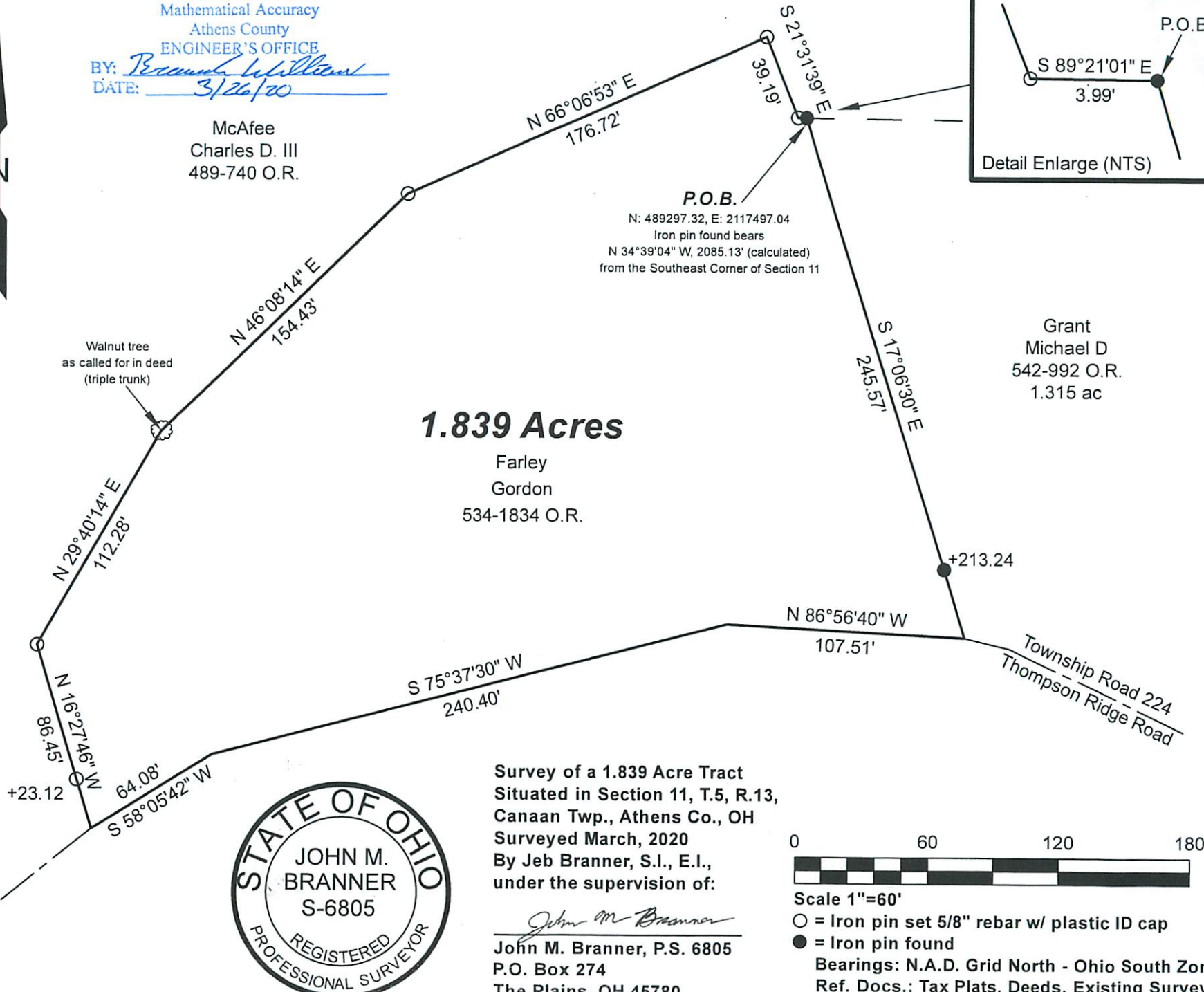
P.O.B.
N: 489297.32, E: 2117497.04
Iron pin found bears
N 34°39'04" W, 2085.13' (calculated)
from the Southeast Corner of Section 11

Grant
Michael D
542-992 O.R.
1.315 ac

1.839 Acres

Farley
Gordon
534-1834 O.R.

Walnut tree
as called for in deed
(triple trunk)



Survey of a 1.839 Acre Tract
Situating in Section 11, T.5, R.13,
Canaan Twp., Athens Co., OH
Surveyed March, 2020
By Jeb Branner, S.I., E.I.,
under the supervision of:

John M. Branner
John M. Branner, P.S. 6805
P.O. Box 274
The Plains, OH 45780



Scale 1"=60'

○ = Iron pin set 5/8" rebar w/ plastic ID cap

● = Iron pin found

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