

DESCRIPTION OF A 5.015 ACRE TRACT

Situated in Section 13, T.5, R.13, Canaan Township, Athens County, Ohio and being a part of Parcel E010010027200 as described in Volume 628, Page 58 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set that bears N 68° 11' 49" E, 3895.57 feet from a stone found at the Southwest corner of Section 13:

Thence along a new line created by this survey,

N 70° 23' 32" E, 298.23 feet to a point in Township Road 96 (Willow Creek Road), passing an iron pin set at 269.41 feet;

Thence along said road the following five courses:

- (1) **S 41° 29' 49" E, 108.72 feet** to a point;
- (2) **S 37° 16' 30" E, 81.59 feet** to a point;
- (3) **S 31° 35' 01" E, 80.22 feet** to a point;
- (4) **S 23° 18' 33" E, 135.59 feet** to a point;
- (5) **S 26° 53' 33" E, 212.53 feet** to a point;

Thence leaving said road and along new lines created by this survey:

N 83° 58' 44" W, 650.65 feet to an iron pin set, passing an iron pin set at 25.75 feet;
N 08° 20' 44" E, 364.29 feet to the Point of Beginning and **containing 5.015 acres.**

Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"

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

The attached map is considered to be an integral part of this description and to be included in any future transfers.

The above description is based on a field survey completed December, 2025 by


Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, Ohio 45780
740-592-5778



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 1/5/26

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

JAN 05 2026

Jill Davidson
Athens County Auditor

SURVEY OF A 5.015 ACRE TRACT
 Situated in Section 13, T.5, R.13,
 Canaan Twp., Athens Co., OH
 Survey Completed December, 2025

By: 
 Jeb Branner, P.S. 8816
 P.O. Box 274
 The Plains, OH 45780
 740-592-5778



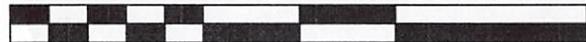
P.O.B.
 *N:468090.90, E:2109962.20
 bearing N 68°11'49" E, 3895.57'
 from a stone found at the
 Southwest corner of Section 13

GRANTOR
 BOONE ROAD ENTERPRISES LLC
 628-58 OR
 E010010027200

Description Checked for
 Mathematical Accuracy
 Athens County

ENGINEER'S OFFICE
 BY: 
 DATE: 1/5/26

0' 100' 200' 300'



Scale 1"=100'

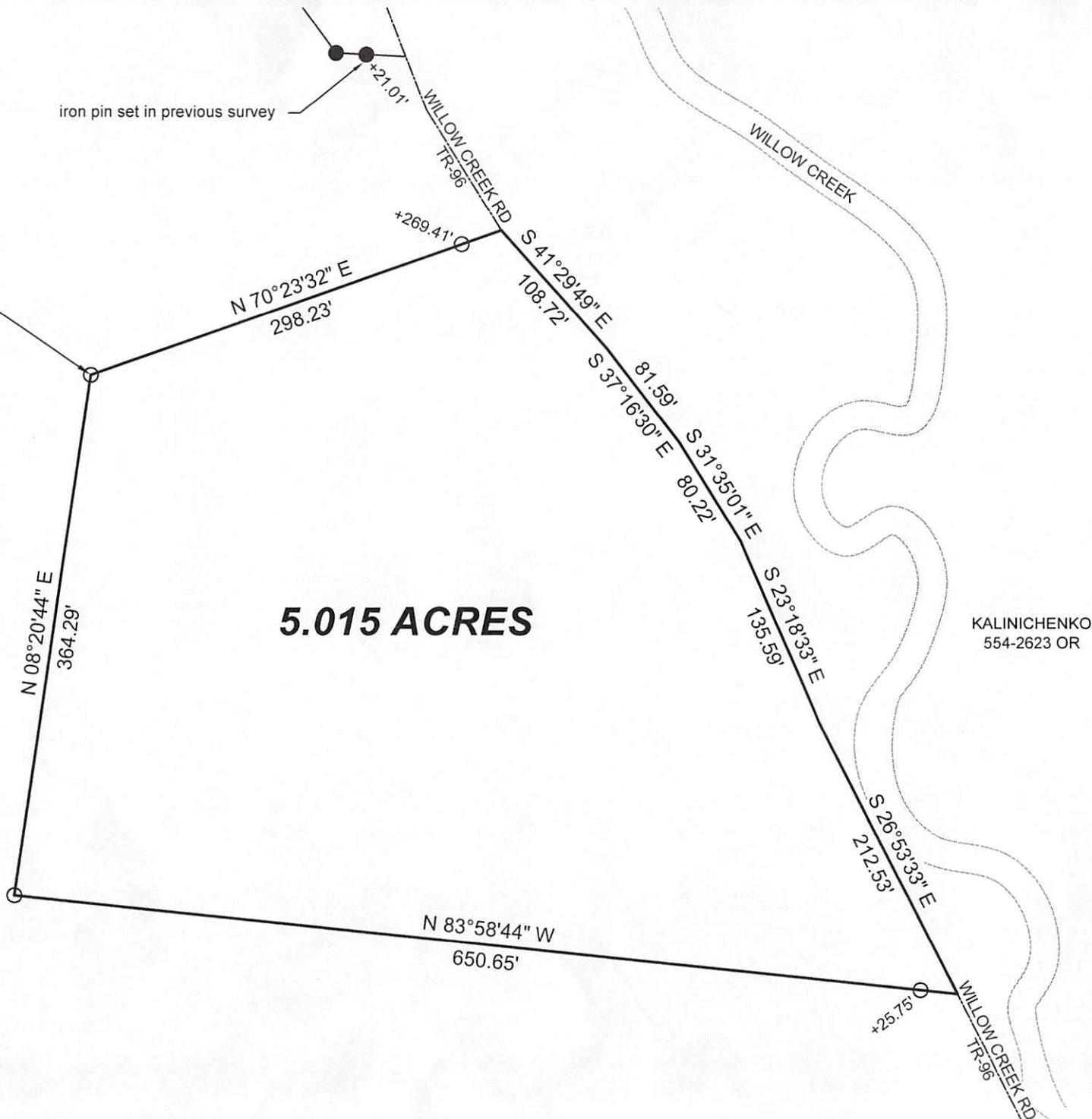
○ = Iron pin set 5/8" rebar w/ plastic ID cap

● = Iron pin found unless otherwise noted

Bearings: N.A.D. 83 - Grid North - Ohio South Zone

Ref. Docs.: Tax Plats, Deeds, Existing Surveys

*Coordinates are to be used for GIS purposes only



KALINICHENKO
 554-2623 OR