

AUG 29 2025

Jill Davidson  
Athens County Auditor

## DESCRIPTION OF AN EXISTING 82.292 ACRE TRACT

Situated in Section 13, T.5, R.13, Canaan Township, Athens County, Ohio and being all of Parcel E010010027200 as described in Volume 484, Page 1419 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at an iron pin set that bears S 86° 50' 23" E, 1900.80 feet from a stone found at the Southwest corner of Section 13:

Thence along the East line of Sturbois (499-1556 O.R.),

**N 03° 30' 40" E, 538.23 feet** to an iron pin set in the center of a creek;

Thence along the lines of Layton (333-343 O.R.):

**S 87° 33' 56" E, 925.92 feet** to an iron pin set;

**N 03° 05' 36" E, 2022.90 feet** to an iron pin set, passing iron pins set on either side of Township Road 90 (Sturbois Road) at 1317.18 feet and 1369.68 feet;

Thence along the South line of Roederer (571-564 O.R.),

**S 86° 33' 39" E, 400.49 feet** to an iron pin set to replace an iron pipe found;

Thence along the lines of Oldham (596-2366 O.R.) the following four courses:

(1) **S 27° 05' 22" E, 162.37 feet** to a point on the West side of Township Road 90 (Sturbois Road);

(2) **S 12° 04' 52" E, 161.04 feet** to a point on the West side of said road;

(3) **S 36° 44' 30" E, 521.24 feet** to an iron pin found;

(4) **S 87° 04' 52" E, 47.92 feet** to a point in Township Road 96 (Willow Creek Road), passing an iron pin set at 21.01 feet;

Thence along said road the following twelve courses:

(1) **S 21° 09' 56" E, 39.74 feet** to a point;

(2) **S 31° 45' 35" E, 97.43 feet** to a point;

(3) **S 41° 29' 49" E, 108.72 feet** to a point;

(4) **S 37° 16' 30" E, 81.59 feet** to a point;

(5) **S 31° 35' 01" E, 80.22 feet** to a point;

(6) **S 23° 18' 33" E, 135.59 feet** to a point;

(7) **S 26° 53' 33" E, 387.52 feet** to a point;

(8) **S 27° 40' 42" E, 271.21 feet** to a point;

(9) **S 17° 46' 55" E, 144.41 feet** to a point;

(10) **S 05° 37' 16" E, 122.55 feet** to a point;

(11) **S 01° 21' 06" W, 383.62 feet** to a point;

Thence leaving said road and along the West line of Kalinichenko (554-2623 O.R.),

**S 23° 28' 13" E, 251.78 feet** to a point on the South bank of Willow Creek;

Thence along the North line of Harper (597-1790 O.R.), Sturbois (499-1556 O.R.), and the South line of Section 13,

**N 86° 50' 23" W, 2669.70 feet** to the Point of Beginning, passing iron pins set on either side of Township Road 96 (Willow Creek Road) at 42.26 feet and 125.50 feet and **containing 82.292 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 August, 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: 8/29/25



ROEDERER  
571-564 OR  
SURVEY REF  
10.44 AC  
BRANNER 6805  
FEB 2020

iron pipe found replaced  
iron pin found in concrete  
bears S 72°09'30" E, 11.27'

S 87°06'35" E  
761.27'

400.49'

N 86°33'39" W  
149.79'

S 86°33'39" E

192.88'

S 36°44'30" E

521.24'

OLDHAM  
596-2366 OR  
SURVEY REF  
2.3648 AC  
HANN 5062  
JUL 1976

intersection of  
twp roads

+1369.68'  
+1317.18'

N 03°05'36" E  
2022.90'

TR-90  
STURBOIS RD

LAYTON  
333-343 OR

**82.292 ACRES**

BANKS  
484-1419 OR  
E010010027200

set in center of creek

S 87°33'56" E

925.92'

**P.O.B.**

\*N:466539.23, E:2108243.21  
stone found (unnotched)  
bearing S 86°50'23" E, 1900.80'  
from a stone found at the  
Southwest corner of Section 13

Section 13 Canaan Twp  
Section 18 Lodi Twp

N 86°50'23" W

2669.70'

Section 13 Canaan Twp  
Section 18 Lodi Twp

STURBOIS  
499-1556 OR

HARPER  
597-1790 OR

gate (fallen)

+125.50'

+42.26'

TR-96  
WILLOW CREEK RD

Line Table

LINE	BEARING	DISTANCE
L1	S 27°05'22" E	162.37'
L2	S 12°04'52" E	161.04'
L3	S 87°04'52" E	47.92'
L4	S 21°09'56" E	39.74'
L5	S 31°45'35" E	97.43'
L6	S 41°29'49" E	108.72'
L7	S 37°16'30" E	81.59'
L8	S 31°35'01" E	80.22'
L9	S 23°18'33" E	135.59'
L10	S 26°53'33" E	387.52'
L11	S 27°40'42" E	271.21'
L12	S 17°46'55" E	144.41'
L13	S 05°37'16" E	122.55'
L14	S 01°21'06" W	383.62'
L15	S 23°28'13" E	251.78'

Description Checked for  
Mathematical Accuracy

Athens County

ENGINEER'S OFFICE

BY: *Branner*

DATE: *8/29/25*

0' 400' 800' 1200'



Scale 1"=400'

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

● = Iron pin found unless otherwise noted

□ = Stone found

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



SURVEY OF AN EXISTING

82.292 ACRE TRACT

Situated in Section 13, T.5, R.13,

Canaan Twp., Athens Co., OH

Survey Completed August, 2025

By: *Branner*

Jeb Branner, P.S. 8816

P.O. Box 274

The Plains, OH 45780

740-592-5778