

BY: Branner Matthew
DATE: 5/1/19

Approved By
Athens County Regional Planning Commission

Date 5/31/19
Jessie R

*This is not a major or minor subdivision.
Property access provided by adjacent property
with same owner.*

DESCRIPTION OF A 440.02 ACRE TRACT

Situated in Sections 16, 17, 23 and Fraction 23 of Section 22, T.5 R.13, Canaan Township, Athens County, Ohio and being part of the lands described in Volume 330, Page 197 of the Deed Records of the Athens County, Ohio and being more particularly described as follows:

Beginning at a stone found bearing N 86° 32' 27" W 1104.71 feet (calculated) from the Northeast corner of Fraction 23 (Section 22):

Thence along the East lines of the State of Ohio (192-247 D.R.),

N 7° 04' 12" E, 132.00 feet to an iron pin set;

N 16° 48' 57" E, 315.46 feet to a point in Township Road 213A (Lake Hill Road), passing an iron pin set at 255.46'

Thence along said road the following 9 courses:

N 32° 53' 18" E, 77.41 feet;

N 2° 54' 36" E, 115.68 feet to a point;

N 23° 22' 08" W, 189.01 feet to a point;

N 2° 43' 57" W, 197.84 feet to a point;

N 5° 53' 41" E, 201.37 feet to a point;

N 1° 52' 20" E, 408.86 feet to a point;

N 3° 29' 08" W, 496.39 feet to a point;

N 26° 50' 44" W, 395.57 feet to a point;

N 2° 09' 45" E, 186.28 feet to a point;

Thence along the South line of Rex (365-18 O.R.),

S 86° 37' 56" E, 1447.51 feet to an iron pin found, passing an iron pin found at 20 feet;

Thence along the South lines of Fairfield LLC (538-2335 O.R.),

S 1° 21' 40" W, 107.23 feet to an iron pin found;

S 86° 43' 05" E, 4092.48 feet to a point, passing an iron pin found at 4091.22 feet;

Thence along the West line of Jagemen (546-1352 O.R.),

S 2° 57' 05" W, 674.36 feet to an iron pin found;

Thence along the West line of JFK Rentals LLC (331-1706 O.R.),

S 3° 23' 03" W, 1835.99 feet to an iron pin set;

Thence along the lines of McAfee Road LLC (346-660 O.R.),

N 87° 04' 22" W, 1519.38 feet to a corner tree with embedded wire;

S 17° 50' 57" W, 2198.61 feet to an iron pin set in a Black Walnut Stump w/ embedded wire;

N 56° 51' 18" W, 373.74 feet to an iron pin set;

S 26° 41' 13" W, 386.71 feet to an iron pin previously set;

Thence along the West line of Strode (502-1765 O.R.),

S 26° 59' 49" W, 172.48 feet to an iron pin set on the Right of Way of Township Road 605A, (McAfee Road),

Thence along said Right of Way the following 3 courses:

(1) N 63° 27' 16" W, 77.22 feet to a point,

(2) N 30° 46' 29" W, 75.91 feet to a point,

(3) N 52° 08' 22" W, 187.59 feet to an iron pin set,

Thence leaving said Right of Way and along new lines created by this survey:

N 22° 47' 20" E, 391.72 feet to an iron pin set,

N 66° 43' 38" W, 506.85 feet to an iron pin set,

N 5° 47' 24" E, 733.26 feet to an iron pin set,

N 89° 45' 45" W, 1357.78 feet to an iron pin set,

S 2° 51' 31" E, 829.71 feet to an iron found on the Right of Way of Township Road 605A (McAfee Road),

Thence along a curve to the left on said Right of Way with a chord bearing of N 80° 01' 42" W, a chord of 829.83 feet, a radius of 2984.79 feet and arc of 832.53 feet, to an iron pin found;

Thence leaving said Right of Way and along the East line of the State of Ohio (192-349 D.R.),

N 3° 07' 07" E, 1790.91 feet to the point of beginning and containing 440.02 acres, more or less of which 41.07 acres are contained within Fraction 23 (Section 22), 72.16 acres are contained within Section 23, 237.62 acres are contained within Section 17 and 89.17 acres are contained within Section 16.

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 April, 2019 by John M. Branner P.S. 6805

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

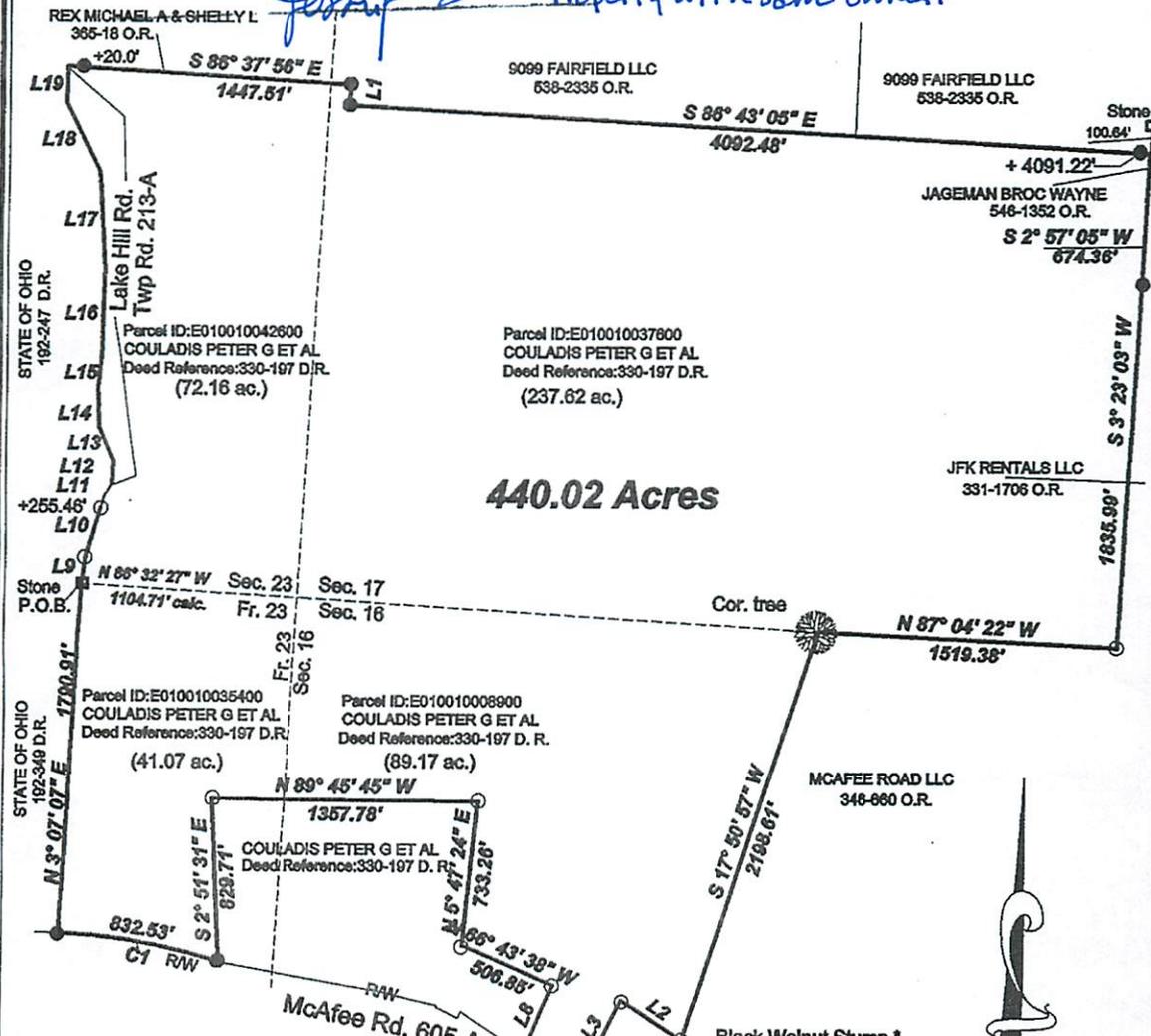
MAY 01 2019

Jill Thompson
Athens County Auditor



Approved By
Athens County Regional Planning Commission

Date: 5/31/19 Property is not major or minor subdivision.
Road frontage (Property access) provided by adjacent
Property with same owner.



440.02 Acres

Line	Bearing	Distance
1	S 1° 21' 40" W	107.23'
2	N 56° 51' 18" W	373.74'
3	S 26° 41' 13" W	386.71'
4	S 20° 59' 49" W	172.48'
5	N 63° 27' 16" W	77.22'
6	N 30° 46' 29" W	75.91'
7	N 52° 08' 22" W	167.59'
8	N 22° 47' 20" E	301.72'
9	N 7° 04' 12" E	132.00'
10	N 16° 48' 57" E	315.46'
11	N 32° 53' 18" E	77.41'
12	N 2° 54' 36" E	115.68'
13	N 23° 22' 08" W	189.01'
14	N 2° 43' 57" W	197.84'
15	N 5° 53' 41" E	201.37'
16	N 1° 52' 20" E	408.86'
17	N 3° 28' 08" W	496.39'
18	N 28° 50' 44" W	395.57'
19	N 2° 09' 45" E	186.28'

Curve	Radius	Arc	Chord	Chord Bearing
1	2984.79	832.63	829.83	N 80° 01' 42" W



Scale 1"=700'
 ○ = 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 Plates, Deeds, Existing Surveys
 * 10" black walnut called for in 330-197 D.R.

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: Percey Whitman
 DATE: 5/1/19



Survey of a 440.02 Acre tract
 Situated in Sections 16,17,23,
 Fr. 23 (Sec. 22) , T.5, R.13,
 Canaan Twp., Athens Co., OH
 Surveyed April, 2019
 By: John M. Branner
 John M. Branner, P.S. 6805
 P.O. Box 274
 The Plains, OH 45780

BY: Branner William
DATE: 5/1/19

DESCRIPTION OF A 440.02 ACRE TRACT

Situated in Sections 16, 17, 23 and Fraction 23 of Section 22, T.5 R.13, Canaan Township, Athens County, Ohio and being part of the lands described in Volume 330, Page 197 of the Deed Records of the Athens County, Ohio and being more particularly described as follows:

Beginning at a stone found bearing N 86° 32' 27" W 1104.71 feet (calculated) from the Northeast corner of Fraction 23 (Section 22):

Thence along the East lines of the State of Ohio (192-247 D.R.),

N 7° 04' 12" E, 132.00 feet to an iron pin set;

N 16° 48' 57" E, 315.46 feet to a point in Township Road 213A (Lake Hill Road), passing an iron pin set at 255.46'

Thence along said road the following 9 courses:

N 32° 53' 18" E, 77.41 feet;

N 2° 54' 36" E, 115.68 feet to a point;

N 23° 22' 08" W, 189.01 feet to a point;

N 2° 43' 57" W, 197.84 feet to a point;

N 5° 53' 41" E, 201.37 feet to a point;

N 1° 52' 20" E, 408.86 feet to a point;

N 3° 29' 08" W, 496.39 feet to a point;

N 26° 50' 44" W, 395.57 feet to a point;

N 2° 09' 45" E, 186.28 feet to a point;

Thence along the South line of Rex (365-18 O.R.),

S 86° 37' 56" E, 1447.51 feet to an iron pin found, passing an iron pin found at 20 feet;

Thence along the South lines of Fairfield LLC (538-2335 O.R.),

S 1° 21' 40" W, 107.23 feet to an iron pin found;

S 86° 43' 05" E, 4092.48 feet to a point, passing an iron pin found at 4091.22 feet;

Thence along the West line of Jagemen (546-1352 O.R.),

S 2° 57' 05" W, 674.36 feet to an iron pin found;

Thence along the West line of JFK Rentals LLC (331-1706 O.R.),

S 3° 23' 03" W, 1835.99 feet to an iron pin set;

Thence along the lines of McAfee Road LLC (346-660 O.R.),

N 87° 04' 22" W, 1519.38 feet to a corner tree with embedded wire;

S 17° 50' 57" W, 2198.61 feet to an iron pin set in a Black Walnut Stump w/ embedded wire;

N 56° 51' 18" W, 373.74 feet to an iron pin set;

S 26° 41' 13" W, 386.71 feet to an iron pin previously set;

Thence along the West line of Strode (502-1765 O.R.),

S 26° 59' 49" W, 172.48 feet to an iron pin set on the Right of Way of Township Road 605A, (McAfee Road),

Thence along said Right of Way the following 3 courses:

(1) N 63° 27' 16" W, 77.22 feet to a point,

(2) N 30° 46' 29" W, 75.91 feet to a point,

(3) N 52° 08' 22" W, 187.59 feet to an iron pin set,

Thence leaving said Right of Way and along new lines created by this survey:

N 22° 47' 20" E, 391.72 feet to an iron pin set,

N 66° 43' 38" W, 506.85 feet to an iron pin set,

N 5° 47' 24" E, 733.26 feet to an iron pin set,

N 89° 45' 45" W, 1357.78 feet to an iron pin set,

S 2° 51' 31" E, 829.71 feet to an iron found on the Right of Way of Township Road 605A (McAfee Road),

Thence along a curve to the left on said Right of Way with a **chord bearing of N 80° 01' 42" W**, a **chord of 829.83 feet**, a radius of 2984.79 feet and arc of 832.53 feet, to an iron pin found;

Thence leaving said Right of Way and along the East line of the State of Ohio (192-349 D.R.),

N 3° 07' 07" E, 1790.91 feet to the point of beginning **and containing 440.02 acres**, more or less of which 41.07

acres are contained within Fraction 23 (Section 22), 72.16 acres are contained within Section 23, 237.62 acres are

contained within Section 17 and 89.17 acres are contained within Section 16.

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 April, 2019 by John M. Branner P.S. 6805



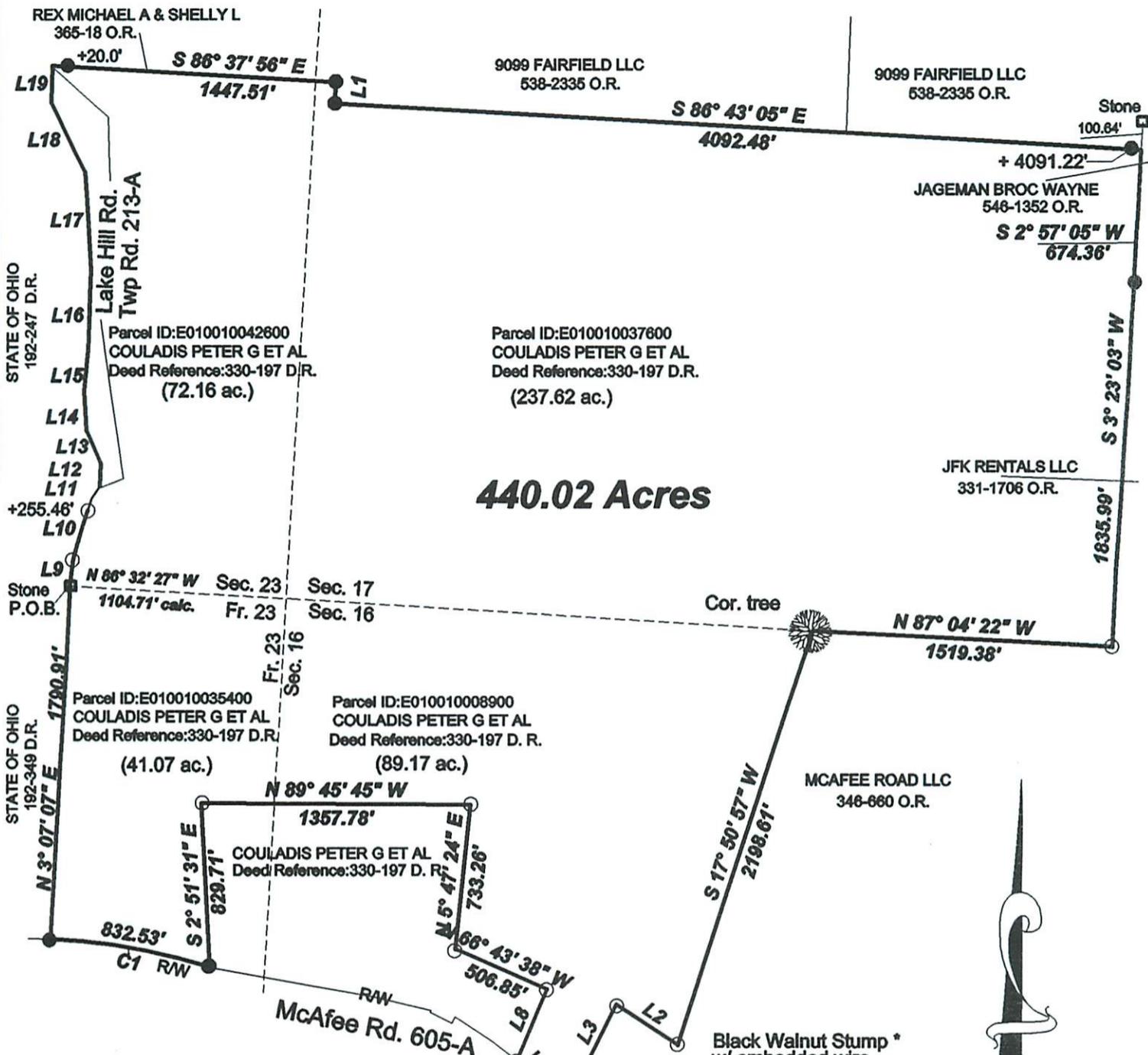
Legal Description Pre-Approval

APPROVED

All transfers are subject to
Athens County Conveyance Standards

MAY 01 2019

Jill Thompson
Athens County Auditor



Line	Bearing	Distance
1	S 1° 21' 40" W	107.23'
2	N 56° 51' 18" W	373.74'
3	S 26° 41' 13" W	386.71'
4	S 26° 59' 49" W	172.48'
5	N 63° 27' 16" W	77.22'
6	N 30° 46' 29" W	75.91'
7	N 52° 08' 22" W	187.59'
8	N 22° 47' 20" E	391.72'
9	N 7° 04' 12" E	132.00'
10	N 16° 48' 57" E	315.46'
11	N 32° 53' 18" E	77.41'
12	N 2° 54' 36" E	115.68'
13	N 23° 22' 08" W	189.01'
14	N 2° 43' 57" W	197.84'
15	N 5° 53' 41" E	201.37'
16	N 1° 52' 20" E	408.86'
17	N 3° 29' 08" W	496.39'
18	N 28° 50' 44" W	395.57'
19	N 2° 09' 45" E	186.28'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Percey Whitlow
DATE: 5/1/19

Curve	Radius	Arc	Chord	Chord Bearing
1	2984.79	832.53	829.83	N 80° 01' 42" W



Scale 1"=700'

○ = 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

* 10" black walnut called for in 330-197 D.R.



Survey of a 440.02 Acre tract
Situating in Sections 16,17,23,
Fr. 23 (Sec. 22) , T.5, R.13,
Canaan Twp., Athens Co., OH
Surveyed April, 2019

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