

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

DEC 30 2020

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: David E. 80
DATE: 12/30/2020

EXHIBIT A

DESCRIPTION OF A 5.982 ACRE TRACT Tract B

Situated in Fraction 17, Section 22, T.5, R.13, Canaan Township, Athens County Ohio, and being part of Parcel E020020022502 as described in Volume 493, Page 1155, of the Official Records of Athens County, Ohio, and being more particularly described as follows:

Beginning at an iron pin set bearing S 43° 07' 40" W, 1473.08 feet from the Northeast Corner of Fraction 17, said corner being Station 132+45.40/57.15' Rt. as found on the State of Ohio US 50 Right of Way Plans:

Thence along a new line created by this survey,

S 22° 41' 56" W, 296.36 feet to a point in County Road 24 (Harmony Road), passing an iron pin set at 266.36 feet;

Thence along said road,

N 67° 01' 33" W, 24.94 feet to a magnail found;

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

S 50° 48' 35" W, 166.20 feet to an iron pin set, passing an iron pin set in a fenceline at 26.47 feet;

N 60° 28' 51" W, 265.49 feet to an iron pin set;

Thence along the line of Berry (494-2108 O.R.),

N 34° 29' 56" E, 144.69 feet to a magnail found in County Road 24 (Harmony Road), passing an iron pin found at 69.88 feet;

Thence along along said road the following six (6) courses:

N 64° 32' 33" W, 112.70 feet to a point;

N 63° 10' 15" W, 76.67 feet to a point;

N 62° 18' 05" W, 143.20 feet to a point;

N 64° 08' 31" W, 49.54 feet to a point;

N 68° 49' 33" W, 49.20 feet to a point;

N 74° 23' 52" W, 49.16 feet to a point;

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

N 18° 59' 16" E, 245.22 feet to an iron pin set, passing an iron pin set at 22.20 feet;

S 67° 43' 40" E, 832.29 feet to the point of beginning **and containing 5.982 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 December, 2020 by

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

John M. Branner P.S. 6805

John M. Branner

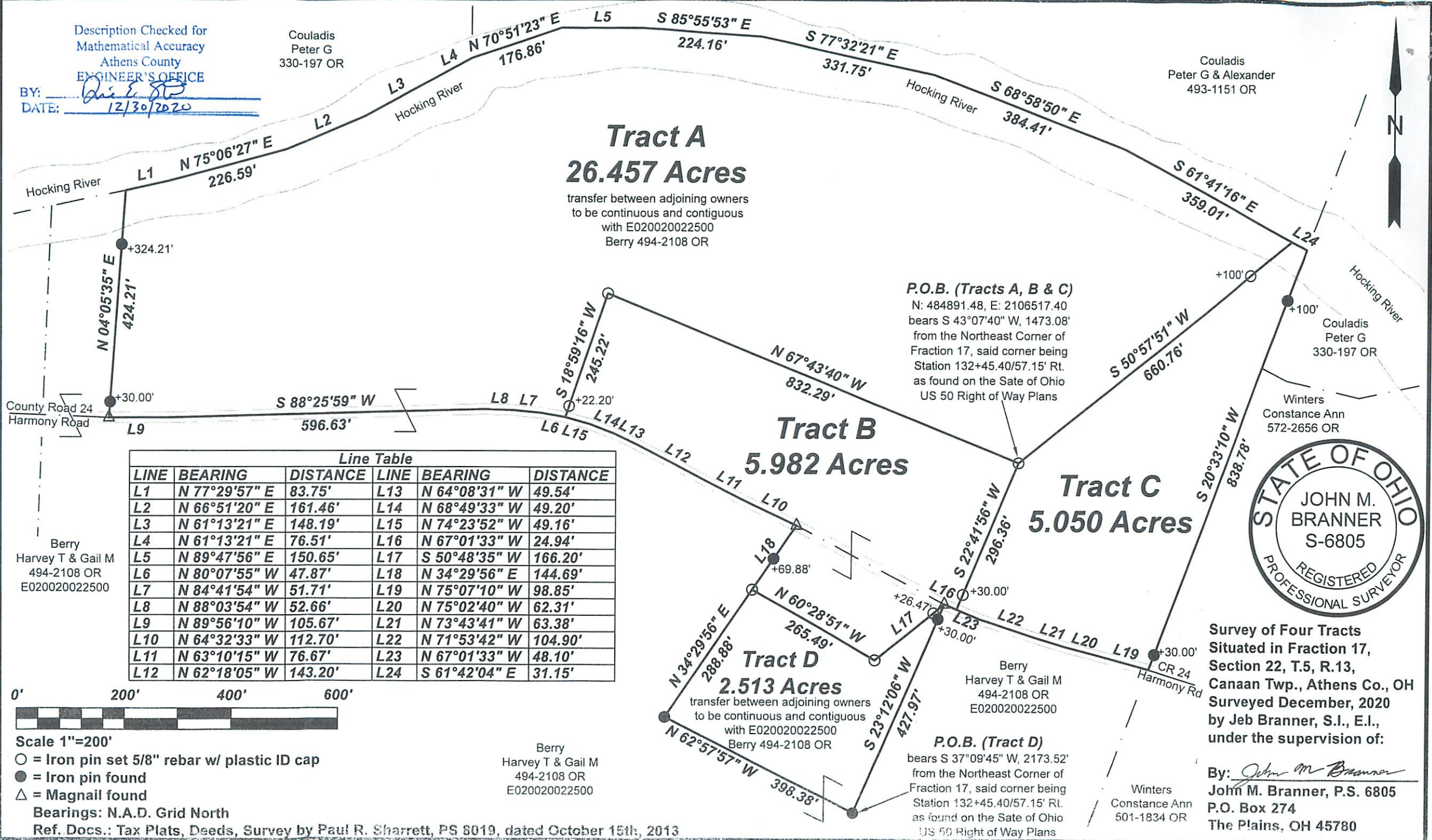


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

Couladis
Peter G
330-197 OR

BY: John M. Branner
DATE: 12/30/2020

Couladis
Peter G & Alexander
493-1151 OR



Tract A
26.457 Acres

transfer between adjoining owners
to be continuous and contiguous
with E020020022500
Berry 494-2108 OR

Tract B
5.982 Acres

P.O.B. (Tracts A, B & C)
N: 484891.48, E: 2106517.40
bears S 43°07'40" W, 1473.08'
from the Northeast Corner of
Fraction 17, said corner being
Station 132+45.40/57.15' Rt.
as found on the State of Ohio
US 50 Right of Way Plans

Tract C
5.050 Acres



Survey of Four Tracts
Situated in Fraction 17,
Section 22, T.5, R.13,
Canaan Twp., Athens Co., OH
Surveyed December, 2020
by Jeb Branner, S.I., E.I.,
under the supervision of:

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

Line Table					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 77°29'57" E	83.75'	L13	N 64°08'31" W	49.54'
L2	N 66°51'20" E	161.46'	L14	N 68°49'33" W	49.20'
L3	N 61°13'21" E	148.19'	L15	N 74°23'52" W	49.16'
L4	N 61°13'21" E	76.51'	L16	N 67°01'33" W	24.94'
L5	N 89°47'56" E	150.65'	L17	S 50°48'35" W	166.20'
L6	N 80°07'55" W	47.87'	L18	N 34°29'56" E	144.69'
L7	N 84°41'54" W	51.71'	L19	N 75°07'10" W	98.85'
L8	N 88°03'54" W	52.66'	L20	N 75°02'40" W	62.31'
L9	N 89°56'10" W	105.67'	L21	N 73°43'41" W	63.38'
L10	N 64°32'33" W	112.70'	L22	N 71°53'42" W	104.90'
L11	N 63°10'15" W	76.67'	L23	N 67°01'33" W	48.10'
L12	N 62°18'05" W	143.20'	L24	S 61°42'04" E	31.15'



Scale 1"=200'
○ = Iron pin set 5/8" rebar w/ plastic ID cap
● = Iron pin found
△ = Magnail found
Bearings: N.A.D. Grid North
Ref. Docs.: Tax Plats, Deeds, Survey by Paul R. Sharrett, PS 8019, dated October 15th, 2013

Berry
Harvey T & Gail M
494-2108 OR
E020020022500

P.O.B. (Tract D)
bears S 37°09'45" W, 2173.52'
from the Northeast Corner of
Fraction 17, said corner being
Station 132+45.40/57.15' Rt.
as found on the State of Ohio
US 50 Right of Way Plans

Winters
Constance Ann
501-1834 OR