

DESCRIPTION OF A 8.454 ACRE TRACT

Situated in the Northeast Quarter of Section 26, T.5, R.13, Canaan Township, Athens County Ohio, and being a part of parcel E020020017500 as described in Volume 578, Page 1292, of the Official Records of Athens County, Ohio, and being more particularly described as follows:

Beginning at an iron pin found by a post that bears S 64°20'12" E, 1473.12 feet (calculated) from the Northwest Corner of the East half of the Northwest Quarter of Section 26:

Thence along the East lines of Brown (533-665 O.R.) and Friendscho & Molnar (539-1402 O.R.), **N 02° 51' 21" E, 559.39 feet** to a point in County Road 90 (Mansfield Road), passing an iron pin found by a post at 534.35 feet;

Thence along said road, the North line of Section 26, and the South lines of Peterson (430-384), (383-501) & (357-65 O.R.),

S 86° 40' 12" E, 664.66 feet to a point;

Thence leaving said road and along a new line created by this survey,

S 02° 39' 35" W, 547.22 feet to an iron pin set, passing an iron pin set at 55.73 feet;

Thence along the North line of Crawford (543-751 O.R.),

N 87° 43' 03" W, 666.55 feet to the point of beginning **and containing 8.454 acres.**

Subject to all easements and rights of way of record.

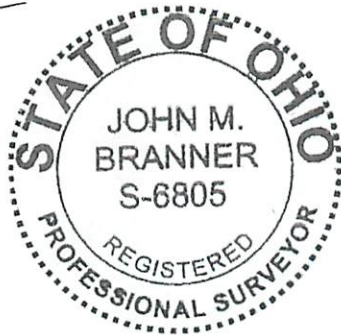
Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

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

The above description is based on a field survey completed May, 2021 by:

John M. Branner P.S. 6805

John M. Branner



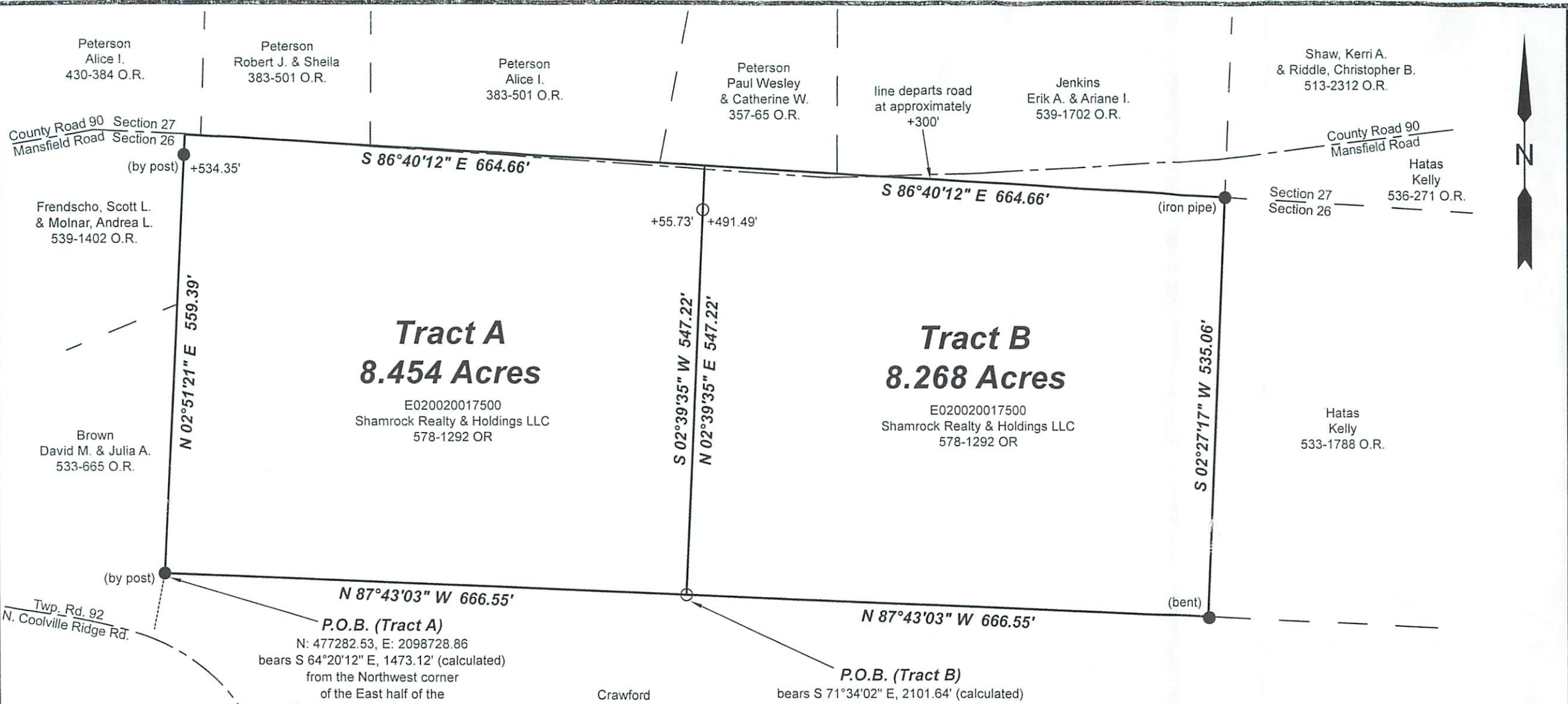
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

JUN 01 2021

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Brooklynn Williams*
DATE: 6/1/21



Tract A
8.454 Acres

E020020017500
Shamrock Realty & Holdings LLC
578-1292 OR

Tract B
8.268 Acres

E020020017500
Shamrock Realty & Holdings LLC
578-1292 OR

P.O.B. (Tract A)

N: 477282.53, E: 2098728.86
bears S 64°20'12" E, 1473.12' (calculated)
from the Northwest corner
of the East half of the
Northwest Quarter of Section 26

P.O.B. (Tract B)

bears S 71°34'02" E, 2101.64' (calculated)
from the Northwest corner
of the East half of the
Northwest Quarter of Section 26

Crawford
John G.
543-751 O.R.

0' 150' 300' 450'



Scale 1"=150'

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: John M. Branner
DATE: 6/1/21

Survey of Two Tracts
Situated in the Northeast Quarter of
Section 26, T.5, R.13,
Canaan Twp., Athens Co., OH
Surveyed May, 2021

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

