

DESCRIPTION OF A 1.299 ACRE TRACT

to be continuous and contiguous with Parcel E020020017601, Hilvert (585-651 O.R.)

Situated in Fraction 32, Section 27, T.5, R.13, Canaan Township, Athens County, Ohio and being a part of Parcels E020020017600 (Tract One) & E020020014801 (Tract Two) as described in Volume 586, Page 259 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set bearing N 68° 14' 23" W, 924.89 feet (calculated) from the Southeast corner of Fraction 32:

Thence along the West line of Knutsen (546-2379 O.R.),

S 09° 19' 49" E, 153.08 feet to a point in County Road 90 (Mansfield Road), passing and axel found at 122.81 feet;

Thence along said road:

S 84° 20' 09" W, 74.68 feet to a point;

S 84° 43' 24" W, 195.34 feet to a point;

Thence leaving said road and along the East lines of Hilvert (585-651 O.R.):

N 08° 09' 38" W, 168.66 feet to an iron pin found, passing an iron pin found at 53.86 feet;

N 14° 30' 07" W, 102.67 feet to an iron pin set;

Thence along a new line created by this survey,

S 72° 57' 59" E, 307.13 feet to the Point of Beginning and **containing 1.299 acres**, of which 1.092 acres are contained within Parcel E020020017600 & 0.207 acres are contained within Parcel E020020014801 and all of which is to be continuous and contiguous with Parcel E020020017601, Hilvert (585-651 O.R.).

The residual of Parcels E020020017600 & E020020014801 are to be made continuous and contiguous with Parcel E020020014802, Knutsen (546-2379 O.R.)

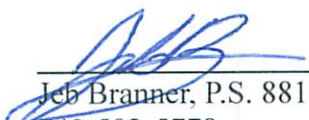
Subject to all easements and rights of way of record.

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

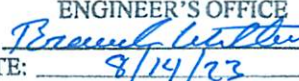
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

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, 2023 by


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

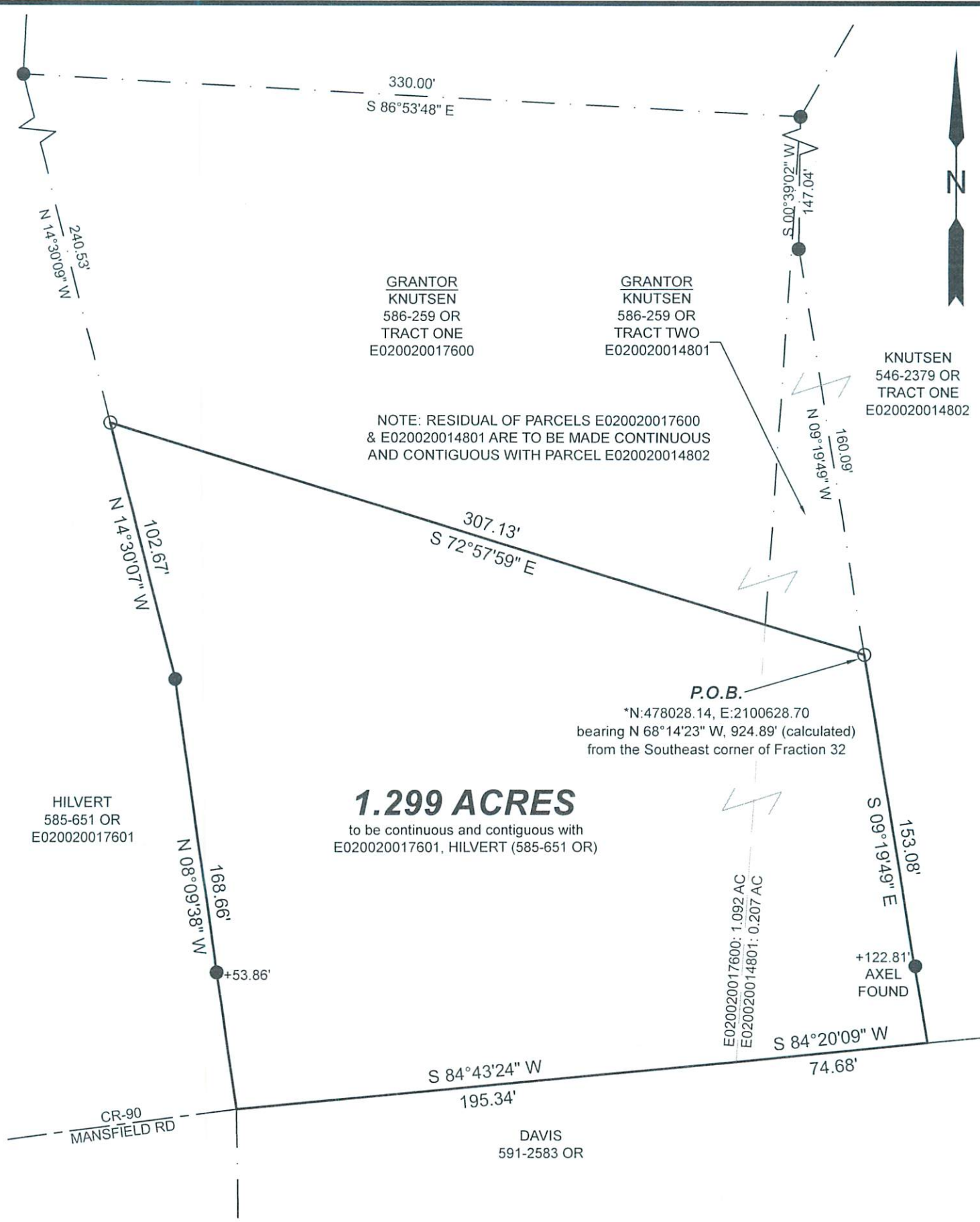
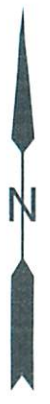


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 8/14/23

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

AUG 14 2023

Jill Davidson
Athens County Auditor



330.00'
S 86°53'48" E

240.53'
N 14°30'09" W

GRANTOR
KNUTSEN
586-259 OR
TRACT ONE
E020020017600

GRANTOR
KNUTSEN
586-259 OR
TRACT TWO
E020020014801

KNUTSEN
546-2379 OR
TRACT ONE
E020020014802

NOTE: RESIDUAL OF PARCELS E020020017600
& E020020014801 ARE TO BE MADE CONTINUOUS
AND CONTIGUOUS WITH PARCEL E020020014802

102.67'
N 14°30'07" W

307.13'
S 72°57'59" E

147.04'
S 00°39'02" W

160.09'
N 09°19'49" W

P.O.B.

*N:478028.14, E:2100628.70
bearing N 68°14'23" W, 924.89' (calculated)
from the Southeast corner of Fraction 32

HILVERT
585-651 OR
E020020017601

1.299 ACRES
to be continuous and contiguous with
E020020017601, HILVERT (585-651 OR)

168.66'
N 08°09'38" W

153.08'
S 09°19'49" E

E020020017600: 1.092 AC
E020020014801: 0.207 AC

+122.81'
AXEL
FOUND

195.34'
S 84°43'24" W

74.68'
S 84°20'09" W

CR-90
MANSFIELD RD

DAVIS
591-2583 OR

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *J. Branner*
DATE: 8/14/23



SURVEY OF A 1.299 ACRE TRACT
Situated in Fraction 32, Section 27,
T.5, R.13, Canaan Twp., Athens Co., OH
Surveyed Completed August, 2023

By: *J. Branner*
Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, OH 45780



Scale 1"=50'
○ = 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