

DESCRIPTION OF A 17.234 Acre Tract

Situated in Section 25 and 31 of T. 5, R. 13, Canaan Township, Athens County, Ohio and being a part of a tract of land as described in Vol. 282, Page 438 of the Official Records of Athens County and being more particularly described as follows:

Beginning at the North-west corner of Section 25, thence, along the North-line of said section, and the south-line of Lane (60-877), **S 86°35'39" E, 563.44 feet** to an iron pin set;

Thence, along new lines created by this survey and the east side of the gas-line right of way clearing:

S 57°14'24" W, 366.06 feet

S 40°52'24" W, 145.53 feet

S 29°17'57" W, 427.23 feet

S 52°42'30" W, 475.19 feet to a point in Long Run Road, passing an iron pin set at 430.67 feet;

Thence, along said road,

N 50°16'09" W, 153.77 feet to a railroad spike found;

N 38°49'41" W, 159.13 feet to a railroad spike found;

N 17°20'44" W, 218.41 feet to a railroad spike found;

N 39°57'19" W, 187.41 feet to a point;

Thence, leaving said road and along the East-lines of Redfern (367-2431 O.R.)

N 29°52'27" E, 177.29 feet to a oak tree, passing an iron pin set at 14.50 feet;

N 31°04'22" E, 231.03 feet to a double oak tree;

N 36°38'05" E, 140.88 feet to an iron pin found;

Thence, along the north-line of Section 31 and the south-line of Redfern (310-85),

S 86°04'49" E, 540.90 feet to the point of beginning and containing 17.234 acres.

The attached plat is to be considered an integral part of this description.

Subject to all easements and rights of way of record

Bearing are to be used to denote interior angles only.

The above description is based on a field survey completed December 2010 by John M. Branner P.S. 6805

John M. Branner
John M. Branner 11-19-19

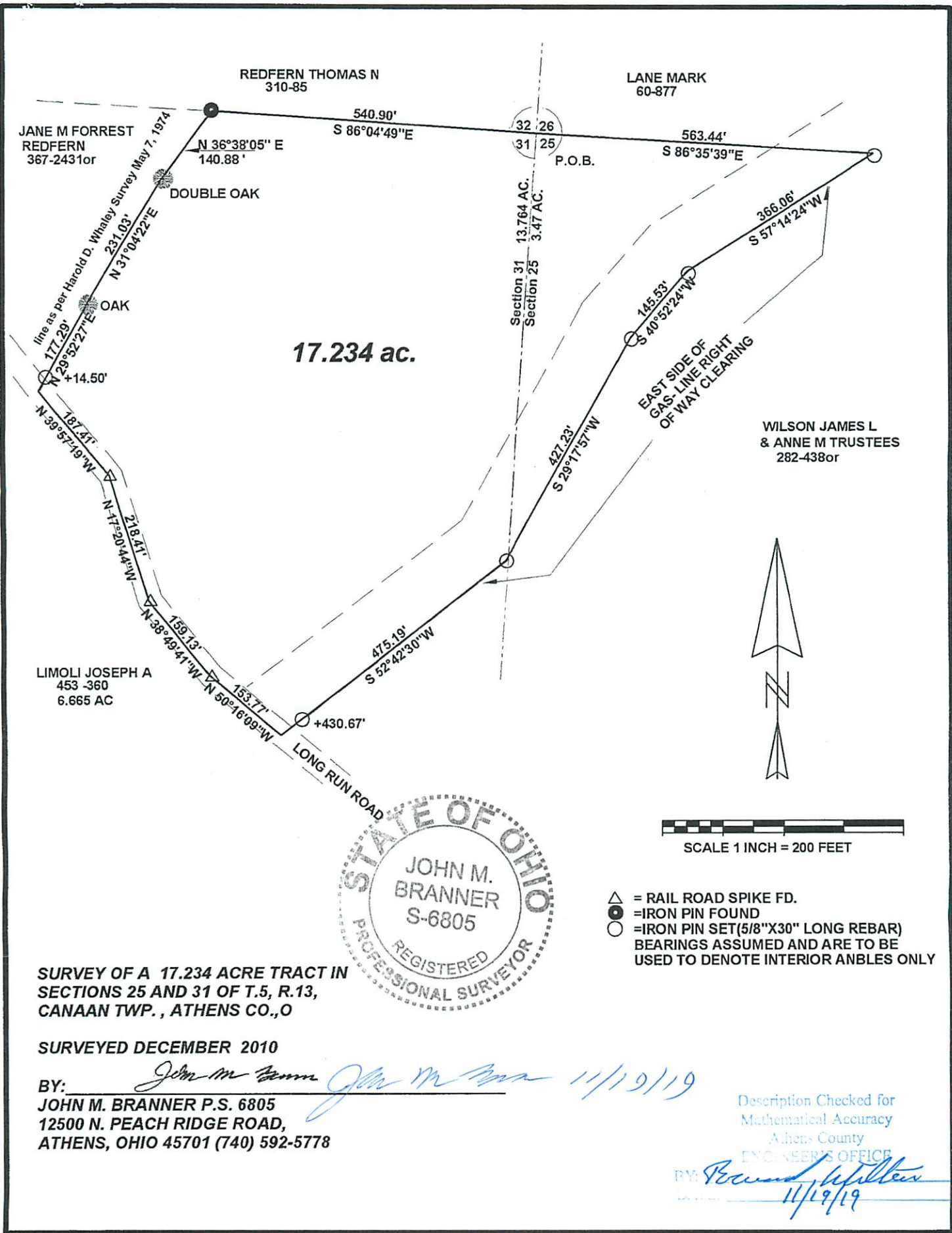
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

NOV 19 2019

Jill Thompson
Athens County Auditor



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Paul Utter*
DATE: 11/19/19



17.234 ac.

WILSON JAMES L
& ANNE M TRUSTEES
282-438or

LIMOLI JOSEPH A
453-360
6.665 AC



**SURVEY OF A 17.234 ACRE TRACT IN
SECTIONS 25 AND 31 OF T.5, R.13,
CANAAN TWP., ATHENS CO., O**

SURVEYED DECEMBER 2010

BY: John M. Branner *John M. Branner* 11/19/19
JOHN M. BRANNER P.S. 6805
12500 N. PEACH RIDGE ROAD,
ATHENS, OHIO 45701 (740) 592-5778

- △ = RAIL ROAD SPIKE FD.
 - = IRON PIN FOUND
 - = IRON PIN SET (5/8" X 30" LONG REBAR)
- BEARINGS ASSUMED AND ARE TO BE USED TO DENOTE INTERIOR ANGLES ONLY

SCALE 1 INCH = 200 FEET

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Edward J. Wilkins
11/19/19