

DESCRIPTION OF A 5.035 ACRE TRACT

to be continuous and contiguous with Parcel E020020025301, Johnson (320-471 O.R.)

Situated in Section 36, T.5, R.13, Canaan Township, Athens County, Ohio and being a part of Parcel E020020025300 as described in Volume 564, Page 787 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a dead Ash tree bearing N 86° 25' 54" W, 1211.90 feet from a stone found at the Northeast of Section 36:


Thence along the West line of Lutes (574-2585 O.R.),
S 38° 44' 54" E, 302.56 feet to an iron pin found, passing an iron pin found at 10.19 feet;
Thence along the Northwest line of Johnson (320-471 O.R.),
S 57° 49' 01" W, 454.86 feet to an iron pin found;
Thence along a new line created by this survey,
N 40° 00' 06" W, 658.03 feet to an iron pin set;
Thence along the South line of O'Grady (79-706 O.R.),
S 87° 46' 53" E, 539.94 feet to an iron pin set in the remnants of a large stump;
Thence along the South line of Bartlett (482-1277 O.R.),
S 86° 25' 54" E, 79.22 feet to the Point of Beginning, passing a pin set at 77.53 feet and
containing 5.035 acres and to be continuous and contiguous with Parcel E020020025301,
Johnson (320-471 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 January, 2024 by


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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 1/17/24

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

JAN 17 2024

Jill Davidson
Athens County Auditor

O'GRADY
79-706 OR

BARTLETT
482-1277 OR
SURVEY REF
5.4226 AC
SEYMOUR 6044
NOV 1989

set by remnants of old fence line

set in remnants of stump
(Deed: 30" Oak Tree)

S 86°25'54" E
79.22'

stone found by tree trunk
at the Northeast corner of
Section 36, Canaan Township



Section 31 (Ames Twp)
Section 36 (Canaan Twp)

S 87°46'53" E
539.94'

witness pin set
+77.53'
1.74' from dead Ash tree

N 86°25'54" W 1211.90'

S 85°54'30" E 648.22'
648.16' as measured by Swoyer

iron pin found
grown into tree

SURVEY OF A 5.035 ACRE TRACT
Situated in Section 36, T.5, R.13,
Canaan Twp., Athens Co., OH
Surveyed Completed January, 2024

By: JEB
Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, OH 45780
740-592-5778

P.O.B.
*N:499729.14, E:2096117.17
dead Ash tree with witness pin bearing
N 87°25'54" W, 1.74'

5.035 ACRES

to be continuous and contiguous with
Parcel E020020025301, Johnson (320-471 OR)

possible gap between survey descriptions
ownership undetermined by this survey

GRANTOR
JOHNSON
564-787 OR
E020020025300

Swoyer 6765

LUTES
574-2585 OR
SURVEY REF
5.0436 AC
SWOYER 6765
AUG 1990

N 40°00'06" W
658.03'

S 38°44'54" E
302.56'

S 57°49'01" W
454.86'

383.85' (to iron pin found)
S 40°02'25" E

Swoyer 6765

S 40°00'06" E
543.28'

JOHNSON
320-471 OR
E020020025301
SURVEY REF
5.0000 AC
SWOYER 6765
JUL 1987



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Russell Wilson
DATE: 1/17/24

0' 100' 200' 300'



Scale 1"=100'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found unless otherwise noted
- = Stone 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