

**DESCRIPTION OF A 5.095 ACRE TRACT**

Situated in Fraction 3. Section 9, T.5, R.13, Canaan Township, Athens County, Ohio and being part of PID# E010010014100 as described in Volume 437, Page 2422 of the Official Records of Athens County and being more particularly described as follows:

Commencing at a stone found on the North-line of Fraction #3, that bears  
N 87 degrees-12 minutes 25 seconds W, 815.49 feet (deed) from the North-east corner of Fraction 3;  
Thence, along the lines of Roller (534-1571 O.R.):  
S 45° 22' 57" W, 332.64 feet;  
S 22° 38' 45" W, 1245.42 feet to a point in a ravine;  
S 13° 39' 12" W, 507.86 feet to an iron pin previously set and being the point of beginning for the tract of land herein described:

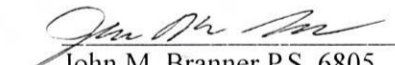
Thence, continuing along the lines of Roller (534-1571 O.R.)  
S 13° 39' 12" W, 745.48 feet to an iron pin previously set;  
S 13° 31' 12" W, 141.81 feet to an iron pin previously set;  
Thence, along the line of the Lance Family Holdings L.L.C. (583-112 O.R.)  
N 70° 47' 07" W, 282.67 feet to an iron pin previously set;  
S 21° 45' 56" W, 226.02 feet to an iron pin previously set;  
Thence, along the right of way of Canaan Township Road 605:  
N 66° 04' 53" W, 25.02 feet to a rail road spike previously set;  
Thence, along new lines created by this survey:  
N 21° 45' 56" E, 223.96 feet to a railroad spike previously set;  
N 25° 03' 31" E, 431.60 feet to an iron pin previously set;  
N 11° 22' 13" E, 441.29 feet to an iron pin previously set;  
S 74° 46' 18" E, 238.24 feet to the point of beginning and containing 5.095 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

Basis of Bearing : Grid North- N.A.D. 83 Ohio South Zone.

The above description is based on a field survey completed April, 2021.

  
John M. Branner P.S. 6805  
12500 N. Peach Ridge Rd.  
Athens, Oh. 45701  
740-541-0350

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 7/28/21



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Branner*  
DATE: 7/28/21

**PBH INVESTMENTS LLC**  
Deed Reference: 437-2422 O.R.

N.E. Cor. of Fr.#3

□ N 87° 12' 25" W  
815.49' (dead)

S 45° 22' 57" W  
332.64'

S 22° 38' 45" W  
1245.42'

S 13° 39' 12" W  
507.86'

P.O.B.

S 74° 46' 18" E 238.24'

441.29'

N 11° 22' 13" E

5.095 Acres

**PBH INVESTMENTS LLC**  
Deed Reference: 437-2422 O.R.  
P.I.D. # E010010014100

431.80'

S 13° 39' 12" W  
745.48'

Samantha Roller  
534-1571 O.R.

N 25° 03' 31" E

S 13° 31' 12" W  
141.81'

Survey of a 5.095 Acre Tract  
Situated in Fr.3, Section 9,  
T.5, R.13, Canaan Twp., Athens Co., OH  
Surveyed April 5, 2021

Lance Family Holdings L.L.C.  
583-112 O.R.

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

N 21° 45' 56" E 223.96'  
S 21° 45' 56" W 226.02'

N 70° 47' 07" W  
282.67'

N 66° 04' 53" W  
25.02'

R/W  
Twp Rd. 605



- △ = Railroad spike previously set
- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin previously set
- = Stone found

Bearings: N.A.D.83 Grid North - Ohio South Zone  
Ref. Docs.: Tax Plats, Deeds, Existing Surveys