

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: John M. Branner  
DATE: 5/3/17

**DESCRIPTION OF AN 1.242 ACRE TRACT  
Existing Tract of Record**

Situated in Section 26, Canaan Township, T-5, R-13, Athens County, Ohio, being the same tract as described in Volume 527, Page 504, Official Records of the Athens County Recorder's Office, and being more particularly described as follows:

**Commencing** at the Northwest Corner of the East Half of the Northwest Quarter of Section 26; thence S 46° 08' 01" E, 839.70 feet to a point in the intersection of CR-90 (Mansfield Rd) and TR-92 (N. Coolville Ridge Rd) and also being the **Point of Beginning** for the survey herein described;

Thence along the center of CR-90 (Mansfield Rd),

**N 33° 05' 57" E, 311.81 feet** to a point;

Thence along a curve to the right in said road with the following Curve Data:

**Arc: 95.56, Chord: 95.30, Radius: 375.00, Tangent: 48.04, and Chord Bearing N 40° 23' 57" E;**

Thence leaving said road:

**S 42° 18' 03" E, 17.07 feet** to a point;

**S 2° 25' 32" E, 378.49 feet** to a point in the center of TR-92 (N. Coolville Ridge Rd) and passing an iron pin found at 5.02 feet and iron pins set at 136.64 feet and 367.56 feet;

Thence along said road,

**N 77° 36' 58" W, 265.73 feet** to the point of beginning **and containing 1.242 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: N.A.D. 83 Grid North - Ohio South Zone

The above description is based on a the description and plat by Gerald E. Hann, PS 4062, dated June, 1978 and redrawn and calcualted May, 2017 by

John M. Branner P.S. 6805



Survey of three tracts: 1.242, 2.564, and 3.562 Acres  
 Situated in Section 26, T.5, R.13, Canaan Twp., Athens Co., Ohio  
 Surveyed April, 2017

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



Curve Data	
Delta Angle	14°36'01"
Radius	375.00
Arc	95.56
Tangent	48.04
Chord	95.30
Chord Bearing	N 40° 23' 57" E

Gellermann  
 Lynn R  
 328-1360 OR

Commencing at:  
 N.W. Corner of  
 East Half of  
 the N.W. Quarter  
 of Section 26

**1.242 Acres**

Existing Tract  
 (527-504 OR)

P.O.B.

Creamer  
 Timothy A  
 200-32 OR

Manda  
 Joe  
 123-338 DR

**Tract 1  
 2.564 Acres**

P.O.B. (Tract 1)

**Tract 2  
 3.562 Acres**

P.O.B. (Tract 2)

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Brent Wilton*  
 DATE: 5/3/17

Safran  
 Stephen P  
 119-514 OR

Crawford  
 John G  
 61-854 OR



Scale 1 inch = 100 feet

○ = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap

● = iron pin found

Bearings: N.A.D. 83 Grid North - Ohio South Zone

Ref. Docs.: Tax Plat, Deeds, Surveys



Section 27  
 Section 26  
 N 77° 34' 28" E  
 S 86° 54' 32" E  
 104.78'  
 91.59'

100.00'  
 N 65° 02' 28" E  
 S 89° 58' 32" E  
 53.55'

S 42° 18' 03" E  
 17.07'  
 N 60° 36' 28" E  
 100.22'

N 55° 14' 28" E  
 100.00'  
 N 2° 25' 32" W  
 151.01'

+5.02'  
 +136.64'  
 S 74° 51' 22" W  
 145.33'

S 2° 25' 32" E  
 378.49'  
 N 74° 51' 22" E  
 242.90'

N 2° 25' 32" W  
 242.90'

By Post  
 +10.93'

+367.56'

N 81° 06' 32" W  
 457.11'

S 2° 51' 33" W  
 215.68'

Point  
 in Creek

S 84° 21' 01" W  
 211.11'  
 N 84° 21' 01" E  
 S 73° 02' 14" W  
 146.32'  
 N 73° 02' 14" E

Sparato  
 Lucian P  
 357-707 DR

S 2° 51' 33" W  
 343.71'

By Post

S 8° 57' 54" W  
 72.38'

+56.93'

(N. Coolville Ridge Rd)  
 TR-92