

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Branner  
DATE: 2/24/14

Description Approved  
Jill A. Thompson  
Athens County Auditor

**DESCRIPTION OF EXISTING LOTS OF RECORD 1.08 Acres  
493-1684 O.R. (Exhibit "B" 1st and 2<sup>nd</sup> Tract)  
P.I.D.#A010010006600 & P.I.D.#A010010006700**

Situated in Farm-lot 25, Section 4 T.9, R.14, Athens Township, Athens County, Ohio and being all of the First and Second Tract in Exhibit "B" as recorded in Volume 493, Page 1684 of the Official Records of Athens County and being more particularly described as follows:

Commencing at an iron pin set at the South-east corner on Farm-lot 25, said pin bears North 03 degrees 44 minutes 32 seconds East, 755.70 feet from a stone found at the South-west corner of Section 34, Canaan Township

Thence, along the South line of Farm-lot 25 and the North line of Goldsberry (299-2262 OR) North 87 Degrees 48 Minutes 55 Seconds West a distance of 605.75 feet to an iron pin set, an iron pin found in fence-line bears South 03 degrees 11 minutes 11 seconds East, 21.52 feet;

Thence, along the east-line of Harmonhome Farms Inc. (23-311 O.R.)

North 03 Degrees 11 Minutes 11 Seconds East a distance of 1001.94 feet to a point in the vacated portion of Harmony Road, passing an iron pin set at 912.79 feet;

Thence, South 74 Degrees 03 Minutes 15 Seconds East a distance of 216.71 feet to a point in Harmony Road and being the **POINT OF BEGINNING** for the tract of land herein described:

Thence, continuing along said road:

**South 72 Degrees 45 Minutes 57 Seconds East a distance of 124.38 feet** to a point;

Thence, leaving said road and along the west-line of Kim Ferrel (67-591 O.R., 53-289 O.R.)

**South 02 degrees 46 minutes 57 seconds West a distance of 315.93 feet** to an iron pin found, passing an iron pin set at 18.21 feet and an iron pin found at 116.31 feet;

thence, along the lines the Ohio University Credit Union Tract (493-1684 O.R., Exhibit "A")

**North 87 Degrees 12 Minutes 03 Seconds West a distance of 165.00 feet** to an iron pin set

**North 11 Degrees 19 Minutes 57 Seconds East a distance of 202.24 feet** to an iron pin set;

**North 08 Degrees 24 Minutes 57 Seconds East a distance of 147.64 feet** (passing an iron pin set at 129.41 feet) to the point of beginning and containing **1.08 acres**.

Subject to all easements and rights of way of record

Iron pins set are 5/8" by 30" long rebar with plastic I.D. cap Stamped "Branner P.S. 6805"

Bearings based on Grid North N.A.D. 83

The above description is based on a field survey completed February 2014 by

John M. Branner P.S. 6805



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Becker Wilkins  
DATE: 2/24/14

Description Approved  
Jill A. Thompson  
Athens County Auditor

**DESCRIPTION OF AN EXISTING LOT OF RECORD 10.24 Acres  
493-1684 O.R. (Exhibit "A") P.I.D.#A010010006500**

Situated in Farm-lot 25, Section 4 T.9, R.14, Athens Township, Athens County, Ohio and being the same tract as recorded in Volume 493, Page 1684 of the Official Records of Athens County and being more particularly described as follows:

Beginning at an iron pin set at the South-east corner on Farm-lot 25, said pin bears North 03 degrees 44 minutes 32 seconds East, 755.70 feet from a stone found at the South-west corner of Section 34, Canaan Township

Thence, along the South line of Farm-lot 25 and the North line of Goldsberry (299-2262 OR) **North 87 Degrees 48 Minutes 55 Seconds West a distance of 605.75 feet** to an iron pin set, an iron pin found in fence-line bears South 03 degrees 11 minutes 11 seconds East, 21.52 feet;

Thence, along the east-line of Harmonhome Farms Inc. (23-311 O.R.)

**North 03 Degrees 11 Minutes 11 Seconds East a distance of 1001.94 feet** to a point in the vacated portion of Harmony Road, passing an iron pin set at 912.79 feet;

Thence, **South 74 Degrees 03 Minutes 15 Seconds East a distance of 216.71 feet** to a point in Harmony Road;

Thence, leaving said road and along the lines the Ohio University Credit Union (493-1684 O.R.)

**South 08 Degrees 24 Minutes 57 Seconds West a distance of 147.64 feet** to an iron pin set;

**South 11 Degrees 19 Minutes 57 Seconds West a distance of 202.24 feet** to an iron pin set;

Thence, continuing along the South-lines of Ohio University (493-1684 O.R.) and the South-line of Ferrel (53-289 O.R.)

**South 87 Degrees 12 Minutes 03 Seconds East a distance of 265.00 feet** to an iron pin found, passing an iron pin found at the south-west corner of Ferrel at 165.00 feet;

Thence, along the lines of Ferrell (53-289 O.R.) and Wallace (308-1127 O.R.)

**North 02 Degrees 47 Minutes 57 Seconds East a distance of 41.52 feet** to an iron pin set;

Thence, along the South line of Wallace (308-1127 O.R.)

**South 87 Degrees 16 Minutes 20 Seconds East a distance of 177.92 feet** to a point in the East-line of Section 4 where an iron pin found bears South 87 Degrees 16 Minutes 20 Seconds East a distance of 1.64 feet;

Thence, along the East-line of Section 4 and the West-line of ABR Properties LLC

**South 03 Degrees 44 Minutes 32 Seconds West a distance of 641.03 feet** to the point of beginning and containing **10.24 Acres**

Subject to all easements and rights of way of record

Iron pins set are 5/8" by 30" long rebar with plastic I.D. cap Stamped "Branner P.S. 6805"

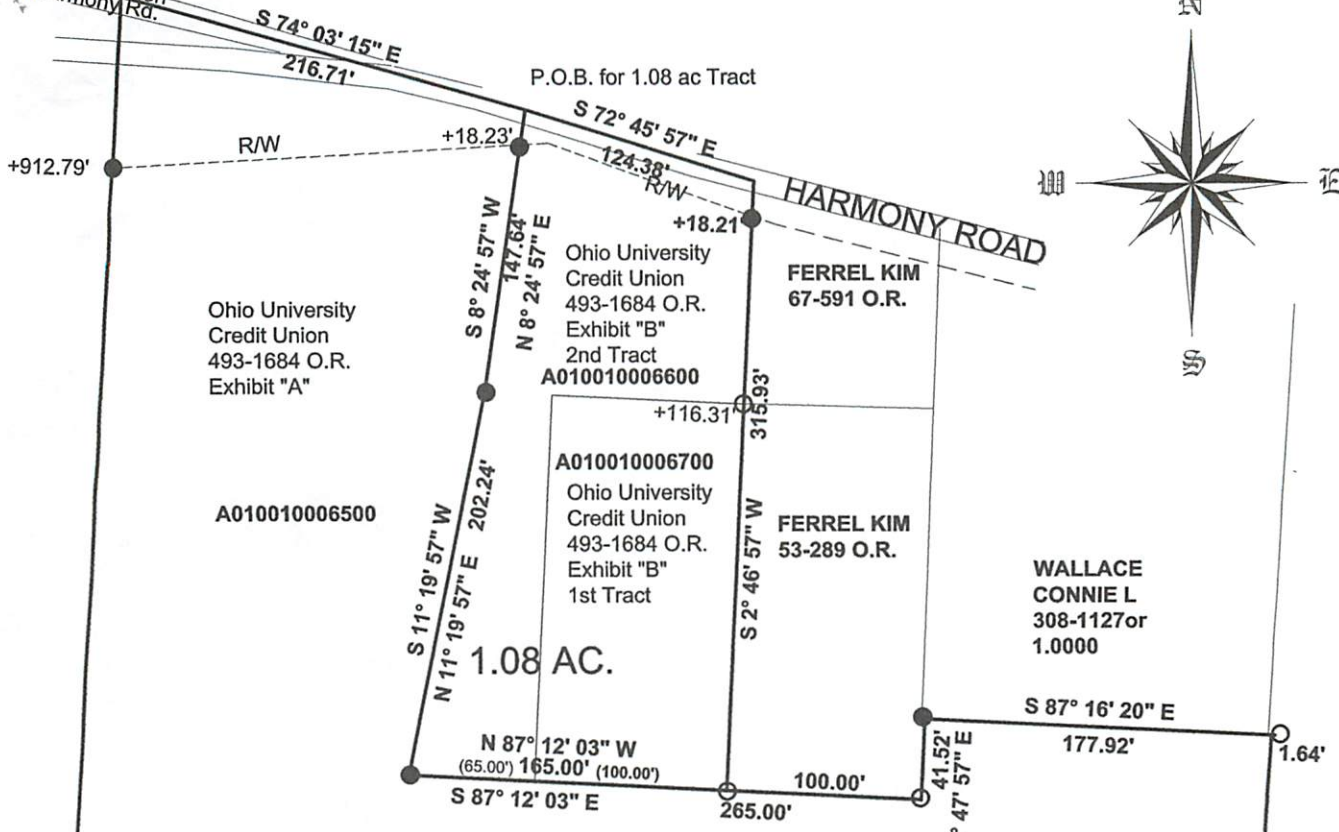
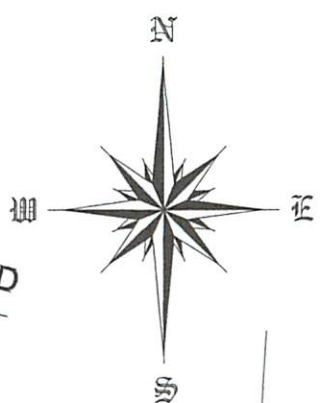
Bearings based on Grid North N.A.D. 83

The above description is based on a field survey completed February 2014 by

John M. Branner P.S. 6805



Vacated Portion of Harmony Rd.



HARMONHOMIE FARMS INC 23-311 O.R. 14.2900

10.24 Ac.

Description Checked for Mathematical Accuracy Athens County ENGINEER'S OFFICE BY: *Reuben Swidler* DATE: *2/24/14*

Description Approved Jill A. Thompson Athens County Auditor

SEC. 4 ATHENS TWP. S 3° 44' 32" W 641.03' ABR PROPERTIES LLC 109-262 66.7600

P.O.B. S.E. Cor of F.L. 25

GOLDSBERRY 299-2262or 53.5100

HIBBARD V.6 P.228 COUNTY SURVEY RECORDS

S.W. COR. SEC. 34

### Survey of Existing Tracts of Record

10.24 acres= All of Parcel# A010010006500  
1.08 acres= Combined Parcel# A010010006700 & A010010006600  
Sited in L.L. 25, Section 4, T.9, R.14, Athens Twp., Athens Co., Oh.  
Surveyed February 2014

John M. Branner P.S. 6805  
62 East First Street  
The Plains, Ohio 45780  
740-541-0350



○ = iron pin found  
● = iron pin set 5/8"x30" long rebar w/ plastic I.D. cap  
Bearings Grid North N.A.D. 83  
Ref. Docs: Tax Plat-deeds-O.D.OT. RW Sheets  
County Survey Records-Record Surveys

