

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

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Perennial Miller  
DATE: 1/31/20

JAN 31 2020

Jill Thompson  
Athens County Auditor

EXHIBIT A  
**Description of a 0.206 Acre Tract**

to be continuous and contiguous with Epley's 5.709 Acre Tract (454-869 O.R.)

Situated in Lease Lot 35, Section 13, T.9, R.14, Athens Township, Athens County, Ohio and being a part of the land as described in Volume 110, Page 852 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning at** an iron pin set bearing N 89° 30' 32" E, 1660.67 feet (calculated) from the Southwest Corner of Lease Lot 35:

Thence along the North line of Pentajay Company LLC (110-852 O.R.),  
**S 85° 58' 40" E, 149.97 feet**, to an iron pin set, passing an iron pin found at 99.67 feet;  
Thence along new lines created by this survey,  
**S 04° 00' 06" W, 59.88 feet**, to an iron pin set;  
**N 86° 00' 29" W, 150.04 feet**, to an iron pin set;  
**N 04° 04' 32" E, 59.96 feet**, to the point of beginning and **containing 0.206 acres** which is to be continuous and contiguous with Epley's 5.709 Acre Tract (454-869 O.R.).

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: Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed January, 2020 by

Jeb Branner, S.I., E.I., under the supervision of:

John M. Branner P.S. 6805



Epley  
Timothy A & Katheryn J Imbody-Epley  
454-869 O.R.  
5.709 Acres

Driveway

N: 470421.07  
E: 2078309.37

N 85°58'40" W  
267.66'

S 85°58'40" E  
149.97' +99.67'

N 04°04'32" E  
59.96'

**0.206 Acres**

to be continuous and contiguous with  
Epley's 5.709 Acre Tract (454-869 O.R.)

S 04°00'06" W  
59.88'

N 86°00'29" W  
150.04'

Township Road 60  
South Blackburn Road



**P.O.B.**  
bears N 89° 30' 32" E,  
1660.67' (calculated),  
from the Southwest corner  
of Lease Lot 35

Pentajay Company LLC  
110-852 O.R.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Jeb Branner*  
DATE: 1/31/20



Scale 1"=30'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found

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



Survey of a 0.206 Acre tract  
Situated in Lease Lot 35,  
Section 13, T.9, R.14,  
Athens Twp., Athens Co., OH  
Surveyed January, 2020  
by Jeb Branner, S.I., E.I.,  
under the supervision of:

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