

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Ernest H. Williams
DATE: 11/1/21

DESCRIPTION OF A 2.05 ACRE TRACT

(Existing Tract of Record: 580-1408 O.R.)

Situated in L.L. 56, Section 14, Athens Township, T.9, R.14, Athens County, Ohio and being the same tract as recorded in Volume 580, Page 1408 of the Official Records of Athens County and being more particularly described as follows:

Beginning at a point that bears North 53 degrees 19 minutes 40 seconds West, 1328.85 feet from the North-west corner on L.L.#55 also being a common corner to L.L. 56

Thence, along the West-line of Weidner (352-909 O.R.)

S 41° 56' 03" W, 164.27 feet to a point in Stage Coach Road;

Thence, **S 43° 20' 07" W, 28.45 feet** to a point in Stage Coach Road;

Thence, leaving said road and along the lines of Hixson (14-301 O.R.) and Ervins Dairy Farm L.L.C. (497-1652 O.R.)

N 51° 26' 32" W, 629.20 feet to an iron pipe found, passing an iron pin set at 41.23 feet;

Thence, along the lines of Ervins Dairy Farm L.L.C. (497-1652 O.R.)

N 57° 26' 53" E, 36.50 feet to an iron pipe found'

N 49° 40' 53" E, 63.50 feet to an iron pin set where an iron pipe found bears N 49° 40' 53" E, 22.40 feet) ;

Thence, along the line of Green (362-73 O.R.)

S 60° 14' 17" E, 624.52 feet, passing an iron pin set at 589.08 feet, to the point of beginning and containing **2.05 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 Surveying P.S. 6805

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

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

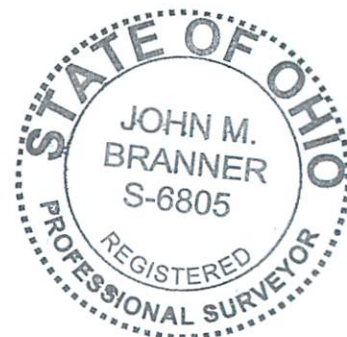


John M. Branner P.S. 6805
12500 N. Peach Ridge Rd.
Athens , Oh. 45701
740-541-0350

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

NOV 01 2021

Jill Thompson
Athens County Auditor



ERVINS DAIRY FARM LLC
497-1652 O.R.

N 49° 40' 53" E 22.40'
63.50'

N 57° 26' 53" E
36.50'

ERVINS DAIRY FARM LLC
497-1652 O.R.

2.05 Acres

GREEN ROBERT L & NANCY L
362-73 O.R.

S 60° 14' 17" E
624.52'

CROXFORD ELLEN J
580-1408 O.R.
9310 STAGE COACH RD
Parcel ID:A010010061000
**Existing Tract of Record

N 51° 26' 32" W
629.20'

HIXSON CHARLES W
14-301 O.R.

Survey of a 2.05 Acre Tract**
Situated in L.L. 56, Section 14,
T.9, R.14, Athens Twp.,
Athens Co., Ohio
Surveyed October 2021

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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Perennial*
DATE: 11/1/21

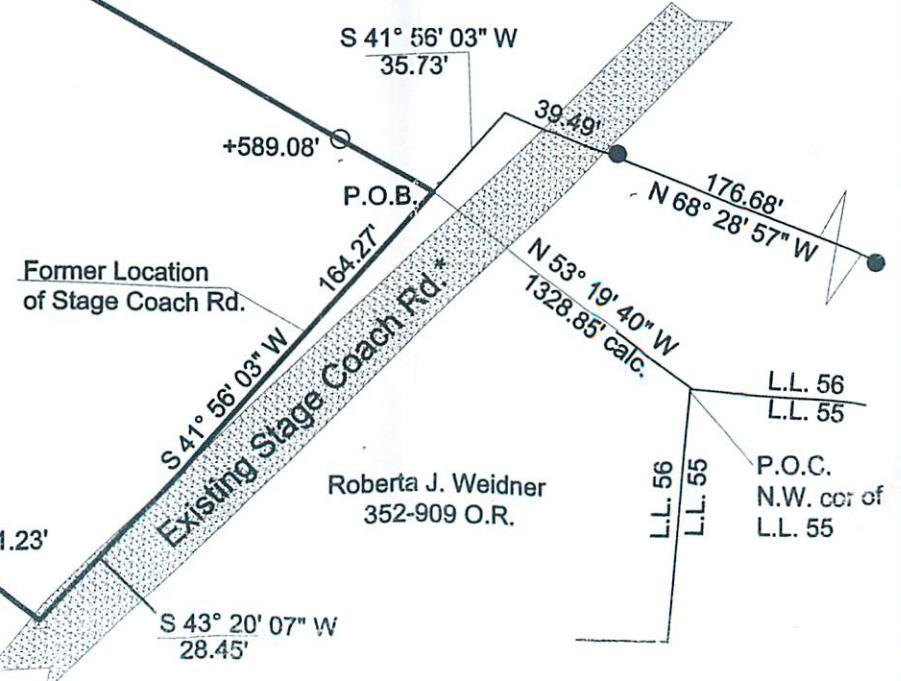


Scale 1 Inch = 60 feet
○ = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
● = iron pipe found
Bearings: N.A.D. 83 Grid North - Ohio South Zone
Ref. Docs.: Tax Plat, Deeds, Surveys



* Surveyor's Note:
Stage Coach Road has
been relocated since the
original description of
this tract (580-1408 O.R.)

I.P. set
in old F.P.
hole



Roberta J. Weidner
352-909 O.R.

L.L. 56
L.L. 55
P.O.C.
N.W. cor of
L.L. 55