

DESCRIPTION OF A 10.606 ACRE TRACT

Situated in Section 13, T.5, R.13, Canaan Township, Athens County Ohio, and being part of the land as described in Volume 158, Page 917, of the Official Records of Athens County, Ohio, and being more particularly described as follows:

Commencing at the Southeast corner of Section 13, thence S 80° 20' 11" W, 3895.29 feet (calculated), to an iron pin set and also being the **Point of Beginning** for the survey herein described:

Thence along new lines created by this survey:

N 88° 52' 45" W, 887.53 feet to an iron pin set;

N 20° 13' 38" W, 224.65 feet to a point in Township Road 94 (Rocky Point Road), passing an iron pin set at 206.40 feet;

Thence along said road,

N 48° 44' 18" E, 68.06 feet to a point;

Thence leaving said road,

N 16° 52' 07" W, 69.11 feet to an iron pin set, passing an iron pin set at 23.50 feet;

N 27° 51' 54" W, 115.17 feet to an iron pin set;

N 00° 50' 58" W, 179.23 feet to an iron pin set;

S 57° 06' 17" E, 338.13 feet to a point in said road, passing an iron pin set at 301.20 feet;

Thence along said road the following five courses:

(1) N 51° 32' 01" E, 86.33 feet to a point;

(2) N 74° 03' 17" E, 94.14 feet to a point;

(3) N 88° 31' 07" E, 150.05 feet to a point;

(4) S 88° 46' 52" E, 151.98 feet to a point;

(5) N 82° 44' 46" E, 176.28 feet to a point;

Thence leaving said road,

S 07° 33' 47" E, 543.76 feet to the point of beginning, passing an iron pin set at 10.50 feet, **and containing 10.606 acres.**

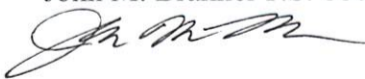
Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

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

The above description is based on a field survey completed July, 2019 by:

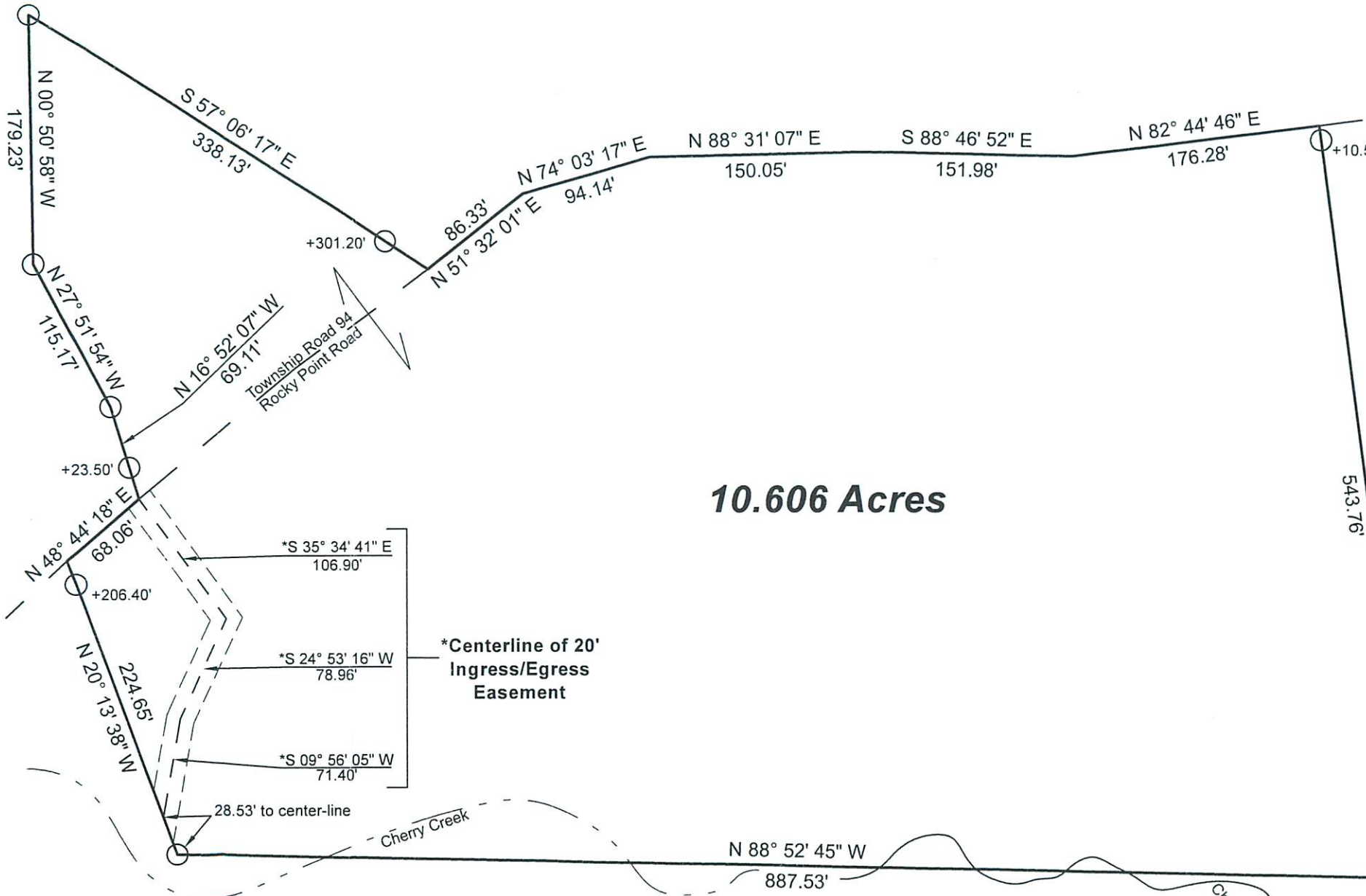
John M. Branner P.S. 6805



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

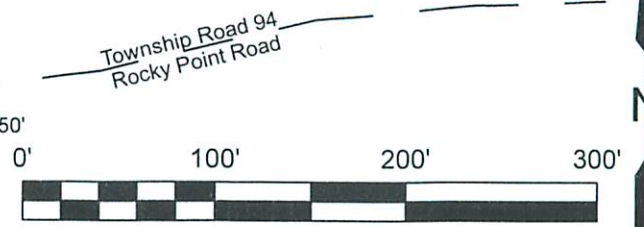
AUG 02 2019

Jill Thompson
Athens County Auditor



10.606 Acres

***Centerline of 20' Ingress/Egress Easement**



Scale 1"=100'
 ○ = 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 10.606 Acre tract
 Situated in Section 13, T.5, R.13,
 Canaan Twp., Athens Co., OH
 Surveyed July, 2019
 by Jeb Branner, S.I., E.I.,
 under the supervision of:

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



P.O.B.
 Iron pin set by fencepost
 bears S 80° 20' 11" W, 3895.29 feet (calculated)
 from the Northeast corner of Section 13

DeLaval
 Jeffrey Phipps & Rebecca Dale
 158-917 O.R.

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *[Signature]*
 DATE: 8/1/19