

Description of an Existing 5.07 Acre Tract

Situated in Section 1, T.5, R.13, Canaan Township, Athens County, Ohio and being all of the land as described in Volume 214, Page 423 of the Official Records of Athens County, Ohio and being more particularly described as follows:

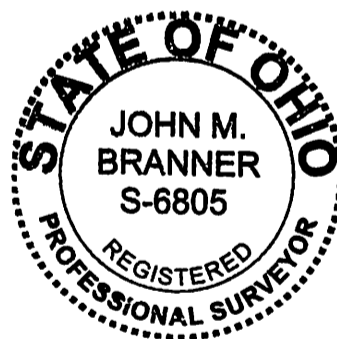
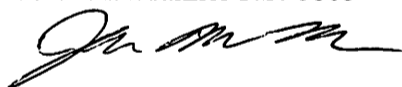
Commencing at the Northwest corner of Section 1, thence S 75° 01' 42" E, 3178.84' (calculated) to an iron pin found and also being the **Point of Beginning** for the survey herein described:

Thence along the North lines of Witschey (522-1163 O.R.), and Orin Dale Farm LLC (514-2416 O.R.),
N 75° 01' 42" W, 1137.21 feet to an iron pin found, passing iron pins found at 89.87 feet, 470.87 feet, and 678.82 feet;
Thence the lines of Hughey (325-781 O.R.) the following 3 courses:
N 15° 02' 00" E, 239.91 feet to an iron pin set;
S 74° 56' 30" E, 636.20 feet to an iron pin set;
S 85° 10' 23" E, 54.49 feet to point at the intersection of gravel drives;
Thence along the lines of Hughey and Cullen (260-1946 O.R.),
S 45° 57' 33" E, 511.55 feet to the point of beginning and **containing 5.07 acres**, more or less.

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 September, 2019 by
John M. Branner P.S. 6805



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

SEP 23 2019

Jill Thompson
Athens County Auditor



Hughey
Robbie L.
325-781 O.R.

Cullen
Mark Andrew & Mary Elizabeth
260-1946 O.R.

5.07 Acres

Gravel drive

End of maintained road
(chip and seal)

Witschey
John C. & Tobey C.
522-1163 O.R.

Township Road 537
Locust Lane

P.O.B.
bears S 75° 01' 42" E, 3178.84' (calculated)
from the Northwest corner of Section 1

N 15° 02' 00" E
239.91'

S 74° 56' 30" E
636.20'

54.49'
S 85° 10' 23" E

S 45° 57' 33" E
511.55'

N 75° 01' 42" W
1137.21'

+678.82'

+470.87'

+89.87'

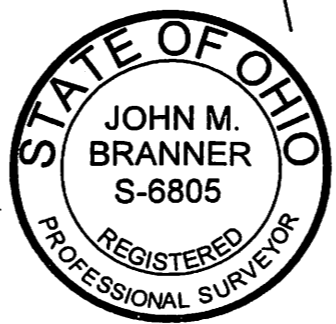
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Brandt Hillman*
DATE: 9-19-19

Orin Dale
Farm LLC
514-2416 O.R.

Survey of an Existing 5.07 Acre tract
Situated in Section 1, T.5, R.13,
Canaan Twp., Athens Co., OH
Surveyed September, 2017

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



0' 100' 200' 300'



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