

**Description of a 0.55 Acre Tract**  
(Existing Tax Parcel J010010064700)

Situated in Section 11, T.4, R.13, Lodi Township, Athens County, Ohio and being all of Parcel J010010064700 and being more particularly described as follows:

Beginning at a point that bears South, 1473.56 feet and West, 1343.1 feet from the North-east corner of Section 11,

Thence, along the East-line of Dixon Rentals L.L.C. (605-1672 O.R.)

North 00 degrees 10 minutes 37 seconds East, 117.41 feet to a point where an iron pin found at the base of a fallen oak tree bears North 86 degrees 16 minutes 11 seconds East, 0.58 feet;

Thence, along the south-line of Grubbs ( 452-1757 O.R.)

South 73 degrees 48 minutes 22 seconds East, 420.99 feet to a point, passing iron pins previously set at 120.99 feet, 220.99 feet and 320.99 feet;

Thence, along the north-line of Dixon Rentals L.L.C. ( 605-1672 O.R.)

South 90 degrees 00 minutes 00 seconds West, 404.65 feet to the point of beginning and containing 0.55 acres.

Subject to all easements and right of way of record.

The above described tract is to be continuous and contiguous with the adjoining tract to the south.(Parcel#J010010069101)

Bearings are assumed and are to be used to denote interior angles only.

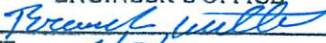
Iron pins set are 5/8" x 30 " rebar with plastic I.D. cap Stamped Branner P.S. 6805.

The above description is based on records from a field survey completed August 2010 by



John M. Branner P.S. 6805

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 6/13/23

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

JUN 13 2023

Jill Thompson  
Athens County Auditor

Iron pin found at  
base of fallen oak tree  
bears N 86-16-11 E, 0.58'

Parcel #: J010010064701  
Owner: GRUBBS MELISSA A  
Deed Ref: 452-1757 O.R.

Parcel #: J010010064700  
Owner: ORION VENTURES LLC  
Deed Ref: 487-986 O.R.

0.55 acres  
(To be continuous and contiguous with  
adjoining tract to the South Parcel #: J010010069101)

Parcel #: J010010064800  
Owner: Dixon Rentals, L.L.C.  
Deed Ref: 605-1672 O.R.

N 0° 10' 37" E

117.41'

+120.99'

S 73° 48' 22" E  
420.99'

+220.99'

+320.99'

S 90° 00' 00" W  
404.65'

P.O.B.  
BEARS  
SOUTH 1473.56' &  
WEST, 1343.1 FEET  
FROM THE N.E. COR  
OF SEC. 11

Parcel #: J010010069101  
Owner: Dixon Rentals, L.L.C.  
Deed Ref: 605-1672 O.R.

Twp. Rd 100

Twp. Rd 100

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Proctor Miller  
DATE: 6/13/23



Scale 1 inch = 50 feet

○ = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap

● = iron pin found

Bearings: Assumed

Ref. Docs.: Tax Plat, Deeds, Surveys

Previous Survey as per 452-1757 O.R.

Plat of a 0.55 Acre Tract Existing Tax Parcel # J010010064700

Situated in Section 11, T. 4, R.13,  
Lodi Twp., Athens Co., Ohio  
Based on Survey of Aug. 2010

By: John M. Branner  
John M. Branner P.S. 6805  
12500 N. Peach Ridge Rd  
Athens, Oh. 45701  
740-592-5778  
Prepared in June 2023

