

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Paul Walton
DATE: 1/4/17

DESCRIPTION OF A 7.568 ACRE TRACT

EXHIBIT "A"

Situated in L.L. 155 and L.L. 156 of Section 31, T.9, R.14, Athens Township, Athens County, Ohio and being more particularly described as follows:

Commencing at an iron pin found at the north-west corner of L.L. 155 ;
Thence, along the lines of the Lovdall Tract (379-1162 O.R)
S 89°43'44" E,39.44 feet to a fence corner
N 29°47'10" W,907.92 feet to an iron pin found at the North-east corner of the
aforementioned Lovdall Tract;
Thence, S 86°30'57" E,700.10 feet to an iron pin set, said pin being the point of
beginning for the tract of land herein described:

Thence, along a new line created by this survey
S 86°30'57" E,418.26 feet to an iron pin set in the west-line of
Sugarbush Valley L.L.C. (487-1882 O.R.)
Thence, along said line:
S 0°05'20" E,729.19 feet to an iron pin found at the South-west corner of L.L. 158;
Thence, S 01°45'18" E,393.50 feet to a point in County Road 10, passing an iron pin set
at 375.23 feet;
Thence, along said road,
N 78°25'50" W,192.00 feet to a point;
Thence, leaving said road and along a new line created by this survey:
N 12°20'01" W,1135.62 feet (passing iron pins set at 14.00 feet and 941.57 feet) to the
point of beginning and containing 7.568 acres of which 1.890 acres are in L.L. 155 and
5.678 acres are in L.L 156.

Subject to all easements and rights of way of record

All iron pins set are 5/8 inch by 30 inch long rebar

The above description is based on a field survey completed June 2009 by John M.
Branner P.S. 6805



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

JAN 04 2017

Jill Thompson
Athens County Auditor



N 89°36'14"W
1340.74'

Sugarbush Valley L.L.C.
487-1882 O.R.

N 88°37'10"W
223.62'

S 86°30'57"E
700.10'

S 86°30'57"E
418.26'

154.81'

924.00'

P.O.B.

+941.57'

THOMAS AND LYNN LOVDAL
5.18 AC.
379-1152 O.R.

13.418 Acres

7.568 Acres

N 29°47'10"W
307.92'

729.19'

Line	Bearing	Distance
6	S 89°43'44"E	39.44'
7	N 79°57'22"W	90.08'
8	S 64°23'17"W	77.74'
9	S 52°05'17"W	79.00'
10	N 23°13'41"W	134.41'
11	N 0°01'56"W	124.77'

S 12°20'01"E
1135.62'

S 0°05'20"E

L.L. 156

L.L. 158

L.L. 158

L.L. 155

393.50'

S 1°45'18"E

UTILITY POLE

C.R. 10

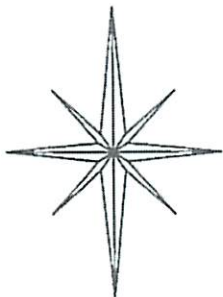
L.L. 156 (9.639 Acres)
L.L. 155 (3.779 Acres)

(5.678 Acres)
(1.890 Acres)

L.L. 158
L.L. 155

N

BROWN RD.
TWP RD 29



SCALE 1 INCH = 200 FEET
● = IRON PIN SET 5/8"X30' REBAR
○ = IRON PIN FD.
ASSUMED BEARINGS
TO BE USED TO DENOTE
INTERIOR ANGLE ONLY

L.L. 156
L.L. 155

L 6

L 11

L 10

N 25°58'42"W
202.82'

L 9

L 8

L 7

N 89°26'40"W
163.57'

L 6

+14.00'

HICKORY

+375.23'

N 78°25'50"W
192.00'

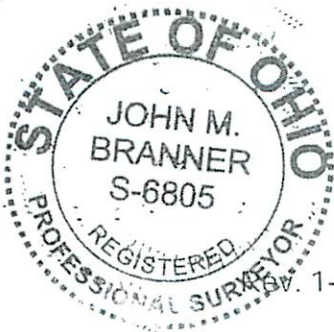
C.R. 10

WOODYARD
83-760

Sugarbush Valley L.L.C.
487-1882 O.R.

SURVEY OF A 13.418 ACRE TRACT
AND A 7.568 ACRE TRACT IN
L.L. 155, L.L. 156 IN SECTION 31
T.9, R14, ATHENS TWP, ATHENS CO., O
SURVEYED JUNE 2009

BY:
JOHN M. BRANNER P.S. 6805
12500 N. PEACH RIDGE ROAD
ATHENS, OHIO 45701
(740) 592-5778




1-03-17 update adjoiner

BY:
DATE: 1/4/17
ATHENS COUNTY
ENGINEER'S OFFICE
Mathematical Accuracy
Description Checked for

EXHIBIT "B"

Plat showing Ingress and Egress Easement
along an existing drive from a 7.568 Ac. Tract
running approximately 630 feet to Baker Road
Situated in L.L. 155, Section 31, T.9, R.14,
Athens Township, Athens County, Ohio

By: 
John M. Branner P.S. 6805
12500 N. Peach Ridge Rd.
Athens, Ohio 45701
01-03-17

