

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

MAY 16 2024

Jill Davidson
Athens County Auditor

DESCRIPTION OF A 53.473 ACRE TRACT TRACT A

Situated in Lease Lot 156, Section 31, T.9, R.14, Athens Township, Athens County, Ohio and being a part of Parcel A010010042400 as described in Volume 573, Page 2493 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found bearing S 86° 14' 19" E 1306.22 feet from an iron pin found at the common corner of Lease Lots 156 & 157, Section 31:

Thence along new lines created by this survey the following four courses:

- (1) S 03° 27' 39" W, 241.34 feet to an iron pin set;
- (2) S 86° 34' 20" E, 342.43 feet to an iron pin set;
- (3) S 30° 41' 16" E, 248.97 feet to a point in County Road 10 (Baker Road), passing an iron pin set at 219.36 feet;

Thence along said road:

- (4) N 59° 16' 21" E, 148.71 feet to a point;

N 59° 56' 01" E, 40.00 feet to a point;

Thence leaving said road and along the West lines of Lovdal (493-1321 O.R.) and Sugarbush Valley LLC (487-1882 O.R.),

S 04° 02' 16" W, 1439.65 feet to a pinch pipe found, passing an iron pin found at 19.77 feet and an iron pin set at 423.70 feet;

Thence along the lines of Kroner (578-1862 O.R.):

N 86° 43' 53" W, 1077.64 feet to an pinch pipe found, passing a pinch pipe found at 946.49 feet;

N 03° 17' 11" E, 1047.40 feet to a point in County Road 10 (Baker Road), passing a pinch pipe found at 473.31 feet and an iron pin set at 1020.08 feet;

Thence along said road the following fourteen courses:

- (1) S 73° 26' 44" W, 140.05 feet to a point;
- (2) S 76° 30' 31" W, 49.36 feet to a point;
- (3) S 82° 09' 01" W, 67.76 feet to a point;
- (4) S 86° 46' 11" W, 73.31 feet to a point;
- (5) N 85° 59' 16" W, 53.30 feet to a point;
- (6) N 82° 52' 52" W, 50.76 feet to a point;
- (7) N 80° 36' 38" W, 66.45 feet to a point;
- (8) N 79° 51' 54" W, 98.35 feet to a point;
- (9) N 79° 51' 54" W, 60.15 feet to a point;
- (10) N 83° 54' 24" W, 30.29 feet to a point;
- (11) N 87° 42' 17" W, 47.51 feet to a point;
- (12) S 87° 01' 11" W, 36.60 feet to a point;
- (13) S 81° 18' 52" W, 42.74 feet to a point;
- (14) S 78° 56' 28" W, 54.61 feet to a point;

Thence leaving said road and along the East line of Grimm (590-1261 O.R.),

N 03° 48' 00" E, 594.98 feet to an iron pin found, passing an iron pin found at 65.62 feet;

Thence along the lines of Pallini Industries Inc (35-294 O.R.),

S 87° 32' 46" E, 465.78 feet to an iron pin found;

N 02° 27' 37" E, 220.13 feet to an iron pin set;

Thence along the South line of Lovdal (603-216 O.R.),

S 86° 14' 19" E, 845.72 feet to the Point of Beginning and containing 53.473 acres.


Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"

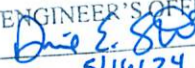
Bearing: Grid North - N.A.D. 83 - Ohio South Zone

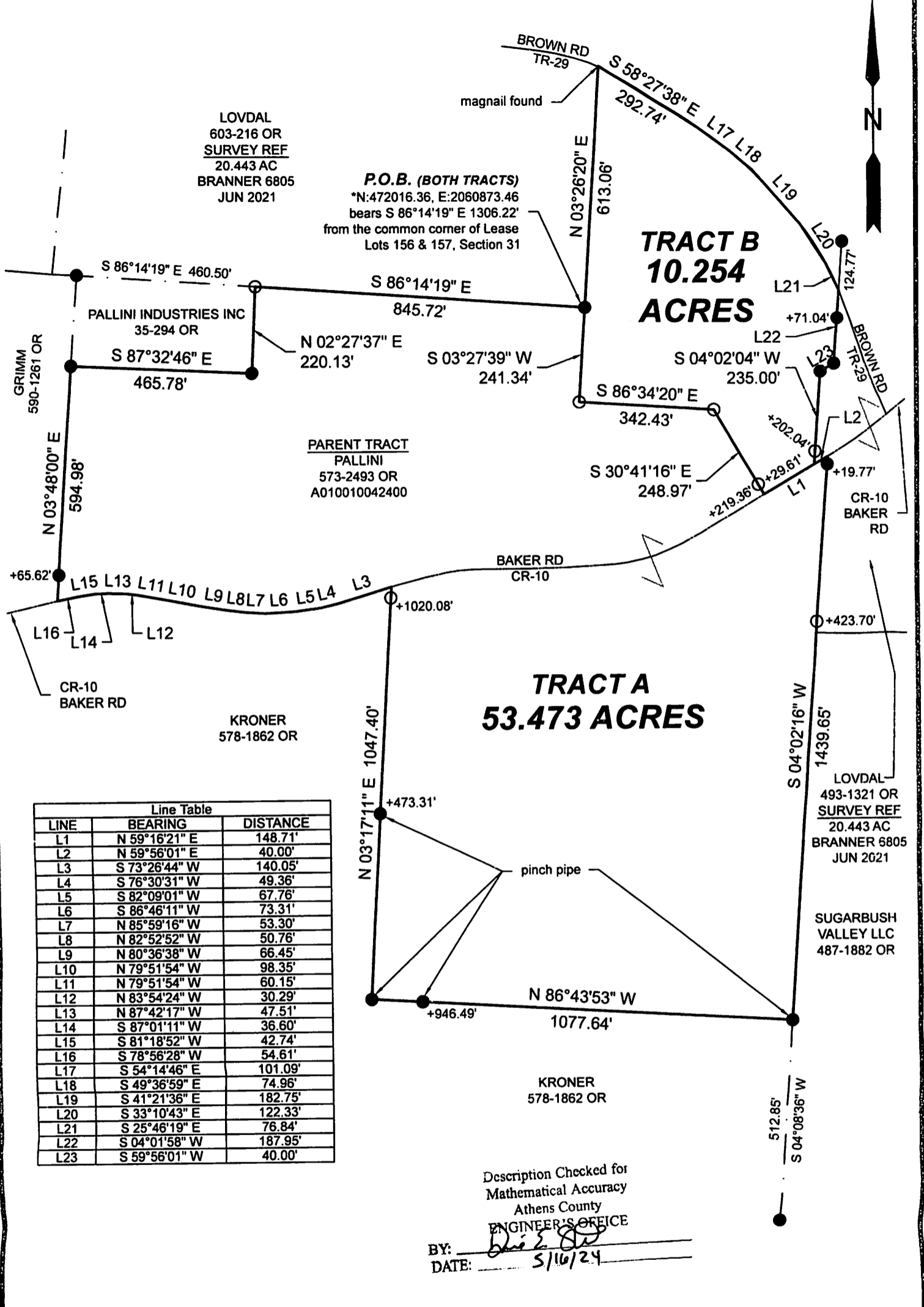
The attached map is considered to be an integral part of this description and to be included in any future transfers.

The above description is based on a field survey completed May, 2024 by


JEB BRANNER, P.S. 8816
P.O. Box 274
The Plains, OH 45780



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 5/16/24



LOVDAL
603-216 OR
SURVEY REF
20.443 AC
BRANNER 6805
JUN 2021

P.O.B. (BOTH TRACTS)
*N:472016.36, E:2060873.46
bears S 86°14'19" E 1306.22'
from the common corner of Lease
Lots 156 & 157, Section 31

**TRACT B
10.254
ACRES**

**PARENT TRACT
PALLINI**
573-2493 OR
A010010042400

**TRACT A
53.473 ACRES**

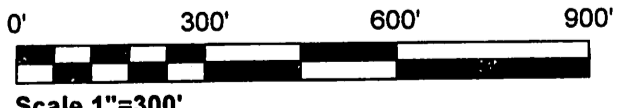
KRONER
578-1862 OR

LOVDAL
493-1321 OR
SURVEY REF
20.443 AC
BRANNER 6805
JUN 2021

SUGARBUSH
VALLEY LLC
487-1882 OR

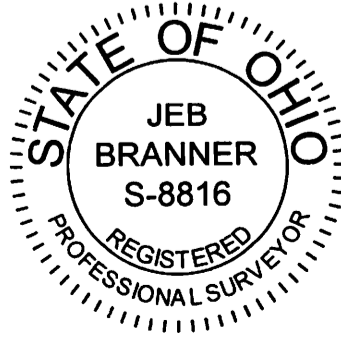
Line Table		
LINE	BEARING	DISTANCE
L1	N 59°16'21" E	148.71'
L2	N 59°56'01" E	40.00'
L3	S 73°26'44" W	140.05'
L4	S 76°30'31" W	49.36'
L5	S 82°09'01" W	67.76'
L6	S 86°46'11" W	73.31'
L7	N 85°59'16" W	53.30'
L8	N 82°52'52" W	50.76'
L9	N 80°36'38" W	66.45'
L10	N 79°51'54" W	98.35'
L11	N 79°51'54" W	60.15'
L12	N 83°54'24" W	30.29'
L13	N 87°42'17" W	47.51'
L14	S 87°01'11" W	36.60'
L15	S 81°18'52" W	42.74'
L16	S 78°56'28" W	54.61'
L17	S 54°14'46" E	101.09'
L18	S 49°36'59" E	74.96'
L19	S 41°21'36" E	182.75'
L20	S 33°10'43" E	122.33'
L21	S 25°46'19" E	76.84'
L22	S 04°01'58" W	187.95'
L23	S 59°56'01" W	40.00'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: David E. Branner
DATE: 5/16/24



Scale 1"=300'

- = Iron pin set 5/8" rebar w/ plastic ID cap
 - = Iron pin found unless otherwise noted
- Bearings: N.A.D. 83 - Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys
*Coordinates are to be used for GIS purposes only



SURVEY OF TWO TRACTS
Situated in Lease Lot 156,
Section 31, T.9, R.14,
Athens Twp., Athens Co., OH
Surveyed Completed May, 2024

By: Jeb Branner
Jeb Branner, P.S. 8816
P.O. Box 274
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