

DESCRIPTION OF A 25.48 ACRE TRACT (PARCEL "C")

Situated in L.L. 161, Section 32, T.9, R.14, Athens Township, Athens County, Ohio and being a part of a 48.283 acre tract of land, (P.I.D.# A010010043600), as described in Volume 569, Page 1442 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a stone found at the South-east corner on L.L. 161.
thence, along the South-line of said L.L. 161 and the North line of the Lovdal 60.765 acre tract (569-1442 O.R.):

N 85° 35' 16" W, 1323.96 feet to an iron pin found:

Thence, along new lines created by this survey:

N 39° 55' 42" E, 316.49 feet to an iron pin set;

N 31° 58' 05" E, 339.27 feet to an iron pin set ;

N 20° 44' 29" W, 116.62 feet to an iron pin set ;

N 11° 02' 23" W, 270.59 feet to an iron pin set ;

N 38° 32' 56" W, 115.76 feet to an iron pin set ;

Thence, along the south-line of Wren (507-2551 O.R.)

S 85° 23' 46" E, 1170.77 feet to a stone found ;

Thence, along the line of West:

S 3° 40' 29" W, 1005.64 feet to the point of beginning and containing 25.48 acres.

The above described tract is to be continuous and contiguous with P.I.D.# A010010043001

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 April, 2024 by



John M. Branner P.S. 6805



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

APR 25 2024

Jill Davidson
Athens County Auditor

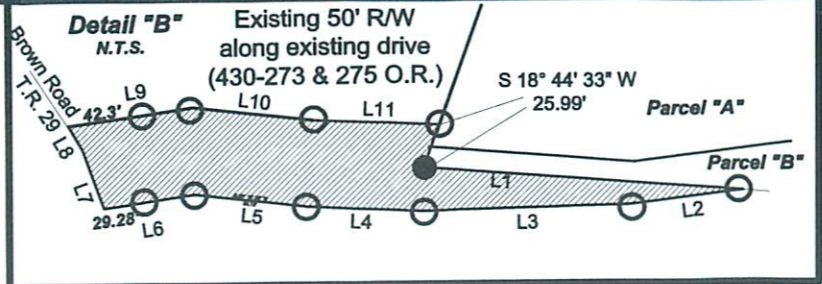
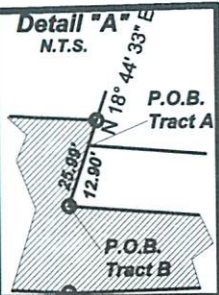
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 4/24/24

Wasko
Carol D, Trustee
482-1617 O.R.

Line	Bearing	Distance
1	S 85° 35' 16" E	182.06'
2	S 83° 12' 23" W	65.48'
3	S 88° 23' 53" W	116.81'
4	N 87° 12' 46" W	66.66'
5	N 83° 16' 39" W	64.10'
6	S 81° 34' 43" W	52.85'
7	N 20° 03' 48" W	35.88'
8	N 29° 43' 45" W	15.94'
9	N 81° 34' 43" E	72.53'
10	S 83° 16' 39" E	69.03'
11	S 87° 12' 46" E	71.13'
12	S 57° 09' 08" W	132.52'
13	S 63° 48' 56" W	68.01'
14	S 75° 28' 14" W	32.27'
15	S 83° 12' 23" W	61.53'
16	N 85° 35' 16" W	113.31'

Wasko
Carol D, Trustee
307-2115 O.R.

Wasko
Carol D, Trustee
419-1850 O.R.



Parcel "A"
11.04 Acres

Parcel "B"
11.76 Acres

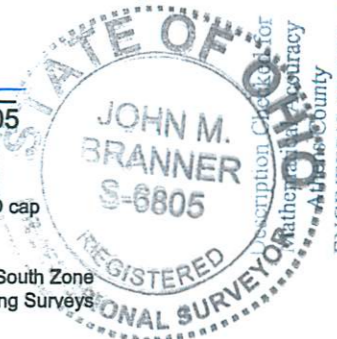
Parcel "C"
25.48 Acres

To be continuous and contiguous
P.I.D. A010010043001

P.O.B. (Tract "C")
N: 474652.52, E: 2061049.64
Stone found at the common corner of Lease Lots
160, 161, 162 & 156
with an iron pin found bearing
S 65° 12' 28" W, 7.01'

Survey of Three Tracts
Sited in L.L. 161 Section 32,
T.9, R.14, Athens Twp., Athens Co., OH
Surveyed April 2024

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



ENGINEER'S OFFICE
BY: *Branner*
DATE: 4/24/24

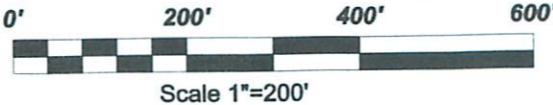
Wren
R Michael Jr & Lana M
507-2551 O.R.

Thomas H & Lynn T, Trustees
569-1442 O.R.
A010010043600

West
Warren Wesley &
Jessica Vierling
506-34 O.R.

LOVDAL THOMAS H &
569-1442 O.R.
A010010043001
60.765 Ac.

SHIREY JAMES E SANDRA
330-375 O.R.



Iron pin found

2440