

NOV 12 2024

Jill Davidson  
Athens County Auditor

## DESCRIPTION OF AN EXISTING 46.539 ACRE TRACT

Situated in Lease Lots 214 & 17, Section 3, T.9, R.14, Athens Township, Athens County, Ohio and being all of Parcels A010010008300 & A010010008400 as described in Volume 581, Page 2644 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at an iron pin found and taken to be the Northeast corner of Lease Lot 214:

Thence along the West lines of McLeod (606-2642 O.R.), Agnone (507-773 O.R.), and Craig (438-1890 O.R.),

**S 02° 27' 26" W, 1138.98 feet** to an iron pin found, passing an iron pin found at 670.91 feet;

Thence along the North line of Mulhberger,

**N 85° 49' 11" W, 581.71 feet** to an iron pin found;

Thence along the North lines of Creekside Cottage Athens LLC (518-2651 O.R.),

**N 36° 18' 20" W, 270.00 feet** to an iron pin set;

**S 49° 16' 56" W, 375.00 feet** to a point in County Road 25 (Rock Riffle Road), passing an iron pin set at 358.77 feet;

Thence along said road the following three courses:

(1) **N 65° 23' 36" W, 252.14 feet** to a point;

(2) **N 64° 15' 04" W, 167.40 feet** to a point;

(3) **N 60° 52' 37" W, 619.10 feet** to a point;

Thence along the East lines of Robinson (497-554 O.R.) and Harmonhome Farms Inc (4-939 O.R.),

**N 03° 41' 18" E, 394.21 feet** to a point, passing an iron pin set at 40.81 feet and an iron pin found at 358.62 feet;

Thence along the lines of a 0.029 acre parcel granted to the Athens Township Board of Education (Exception references: 317-51 D.R. & 264-561 D.R.) the following two courses:

**S 79° 36' 48" E, 128.04 feet** to a point;

**N 70° 45' 28" W, 132.00 feet** to a point;

Thence continuing along the East line of Harmonhome Farms Inc (4-939 O.R.),

**N 03° 41' 18" E, 334.31 feet** to an iron pin set and taken to be the Northwest corner of Lot 214;

Thence along the South lines of Harmonhome Farms Inc (335-893 O.R.) and Goldsberry (598-756 O.R.),

**S 86° 56' 38" E, 1948.53 feet** to the Point of Beginning and **containing 46.539 acres** of which 45.979 acres are contained within Lease Lot 214 and 0.56 acres are contained within Lease Lot 17.


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 November, 2024 by

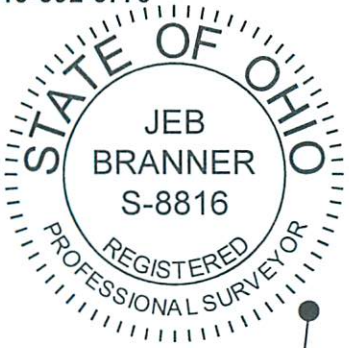
  
Jeb Branner, P.S. 8816  
P.O. Box 274  
The Plains, Ohio 45780  
740-592-5778




Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 11/12/24

**SURVEY OF A 46.539 ACRE TRACT**  
 Situated in Lease Lots 214 & 17  
 Section 3, T.9, R.14,  
 Athens Twp., Athens Co., OH  
 Surveyed Completed Nov., 2024

By:   
 Jeb Branner, P.S. 8816  
 P.O. Box 274  
 The Plains, OH 45780  
 740-592-5778



ROBINSON  
 497-554 OR

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY:   
 DATE: 11/12/24



Scale 1"=200'  
 ○ = 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

iron pin found dislodged and out of position  
 near Northeast corner of 4.9824 acre parcel

HARMONHOME FARMS INC  
 335-893 OR

GOLDSBERRY  
 598-756 OR

HARMONHOME FARMS INC  
 4-939 OR  
 SURVEY REF  
 4.9824 AC  
 SWOYER 6765  
 OCT 1985

intersection of remnants of two  
 fence lines and taken to be the  
 Northwest corner of LL 214

S 86°56'38" E 1948.53'

remnants of old fence line

P.O.B.

\*N:482622.38, E:2088643.94  
 being an iron pin found  
 and taken to be the  
 Northeast corner of LL 214,  
 Section 3, Athens Township

MCLEOD  
 606-2642 OR  
 SURVEY REF  
 5.000 AC  
 SWOYER 6765  
 JAN 1991

**46.539 ACRES**

HARRIGAN  
 581-2644 OR  
 A010010008300 (45.979 AC)

N 70°45'28" W  
 132.00'

S 79°36'48" E  
 128.04'

0.029 AC GRANTED TO:  
 ATHENS TOWNSHIP BOARD OF EDUCATION  
 REFERENCES TO EXCEPTION: 317-51 DR & 264-561 DR

+358.62'  
 iron pin found under large fallen tree

AGNONE  
 507-773 OR  
 SURVEY REF  
 6.936 AC  
 SWOYER 6765  
 JAN 1991

S 02°27'26" W 1138.98'

+670.91'

CRAIG  
 438-1890 OR  
 SURVEY REF  
 16.919 AC  
 SWOYER 6765  
 JAN 1991

N 60°52'37" W  
 619.10'

N 64°15'04" W  
 167.40'

A010010008400  
 0.56 AC (LL 17)

S 49°16'56" W  
 375.00'

N 36°18'20" W  
 270.00'

N 85°49'11" W 581.71'

LL 214  
 LL 17

YODER  
 425-2465 OR

HOOPER  
 578-65 OR

BLACK  
 4-862 OR

CREEKSIDE COTTAGE  
 ATHENS LLC  
 518-2651 OR

MUHLBERGER  
 470-1691 OR  
 SURVEY REF  
 16.9769 AC  
 SWOYER 6765  
 NOV 1989

N 65°23'36" W  
 252.14'

+358.77'

remnants of old fence line N 03°41'18" E 334.31'  
 remnants of old fence line N 03°41'18" E 394.21'  
 remnants of old fence line N 03°41'18" E +40.81'