

DESCRIPTION OF A 15.76 ACRE TRACT
(Survey to combine 3 existing parcels)

Situated in Section 6, T.4, R.13. Lodi Township, Athens County, Ohio and being all of the following three Parcels under the name of Jonathan K. Pennington (449-1058 O.R.- J010010066511), (549-2053 O.R.- J010010066506) and (556-2045 O.R. - J010010066508) and being more particularly described as follows:

Commencing at a stone found at the North-west corner of Section 6, Thence, along the South-lines of Leger (571- 2600 O.R.), Bush (480,1886 O.R.), Hughes (266-965 O.R.) and Winning (19-102 O.R.):

S 86° 59' 55" E, 2837.21 feet to an iron pin set, passing an iron pin found at 1598.46 feet;

Thence, along the West-line of Campitelli (468-2553 O.R.):

S 3° 08' 59" W, 1383.75 feet to an iron pin set at the North-east corner of Jonathan K, Pennington Tract (J010010066511) and being the point of beginning for the tract of land herein described:

Thence, continuing along the line of Campitelli (468-2553 O.R.)

S 3° 08' 59" W, 1299.04 feet to an iron pin set;

Thence, along the line of Dixon (292-027 O.R.)

N 87° 11' 52" W, 153.38 feet to an iron pin found;

Thence, along the line of Bohn (489-1991 O.R.)

N 44° 53' 39" W, 833.77 feet to a point in Sand Ridge Road, passing an iron pin found at 821.57 feet;

Thence, along said road:

N 44° 02' 53" E, 208.53 feet to a point;

N 17° 41' 13" E, 104.63 feet to a point;

N 4° 46' 58" W, 129.11 feet to a point;

N 13° 57' 18" W, 178.88 feet to a point;

Thence leaving said road and along the line of Beulah Mae Pennington et.al. (576-44 O.R.)

N 77° 58' 05" E, 705.68 feet, passing iron pins found at 13.49 feet and 687.17 feet to the point of beginning and containing 15.76 acres.

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 Surveying P.S. 6805

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

The above description is based on a field survey completed August 2024.



John M. Branner P.S. 6805
12500 N. Peach Ridge Rd.
Athens , Oh. 45701
740-541-0350



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Barbara J. [Signature]
DATE: 8/14/24

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

AUG 14 2024

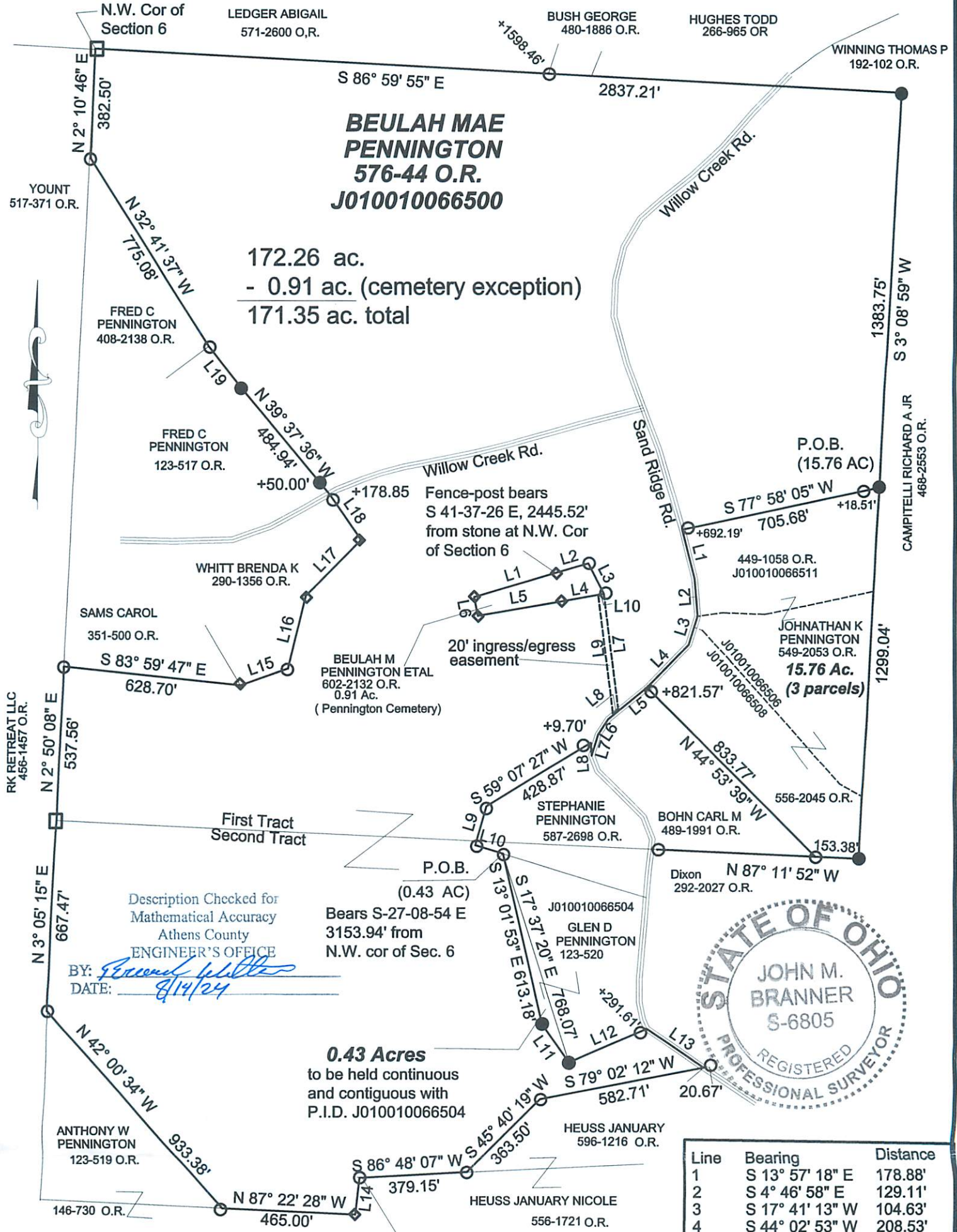
Jill Davidson
Athens County Auditor

PENNINGTON FARM

Situated in Section 6, T.4, R.13, Lodi Township, Athens County, Ohio

**BEULAH MAE
PENNINGTON
576-44 O.R.
J010010066500**

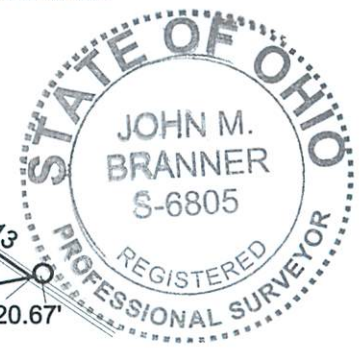
172.26 ac.
- 0.91 ac. (cemetery exception)
171.35 ac. total



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: *8/14/24*

P.O.B.
(0.43 AC)
Bears S-27-08-54 E
3153.94' from
N.W. cor of Sec. 6

0.43 Acres
to be held continuous
and contiguous with
P.I.D. J010010066504



0' 400' 800' 1200'
Scale 1 inch = 400 feet

Bearings: N.A.D. 83 Grid North- Ohio South Zone
Ref. Docs.: Tax Plat-Surveys of Record-Deeds
○ = iron pin found
● = iron pin set 5/8"x30' rebar w/ I.D. cap (Branner P.S. 6805)
□ = stone found
◇ = fence post

[Signature]
John M. Branner P.S. 6805
12500 N. Peach Ridge Rd.
Athens, Ohio 45701

Cemetery & 20' Easement

Line	Bearing	Distance
1	N 73° 39' 22" E	300.11'
2	N 73° 50' 05" E	119.51'
3	S 26° 48' 35" E	120.21'
4	S 80° 14' 22" W	148.63'
5	S 80° 30' 33" W	301.54'
6	N 11° 28' 32" W	65.80'
7	S 7° 10' 03" E	406.71'
8	S 50° 21' 42" W	23.71'
9	N 7° 10' 03" W	418.90'
10	N 81° 17' 28" E	20.01'

Line	Bearing	Distance
1	S 13° 57' 18" E	178.88'
2	S 4° 46' 58" E	129.11'
3	S 17° 41' 13" W	104.63'
4	S 44° 02' 53" W	208.53'
5	S 50° 48' 39" W	174.62'
6	S 33° 17' 08" W	63.98'
7	S 16° 46' 22" W	75.29'
8	N 4° 48' 50" W	43.72'
9	S 16° 20' 03" W	140.28'
10	S 72° 52' 55" E	102.84'
11	S 34° 59' 45" E	164.36'
12	N 66° 33' 18" E	297.37'
13	S 55° 16' 44" E	241.09'
14	S 6° 10' 54" W	129.51'
15	N 70° 31' 45" E	176.10'
16	N 13° 39' 57" E	259.74'
17	N 44° 31' 13" E	275.55'
18	N 34° 36' 49" W	195.06'
19	N 38° 12' 00" W	182.81'