


**DESCRIPTION OF A 5.095 ACRE TRACT**


Situated in Fraction 3. Section 9, T.5, R.13, Canaan Township, Athens County, Ohio and being part of PID# E010010014100 as described in Volume 437, Page 2422 of the Official Records of Athens County and being more particularly described as follows:

Commencing at a stone found on the North-line of Fraction #3, that bears N 87 degrees-12 minutes 25 seconds W, 815.49 feet (deed) from the North-east corner of Fraction 3; Thence, along the lines of Roller (534-1571 O.R.):  
S 45° 22' 57" W, 332.64 feet;  
S 22° 38' 45" W, 1245.42 feet to a point in a ravine;  
S 13° 39' 12" W, 507.86 feet to an iron pin previously set and being the point of beginning for the tract of land herein described:

Thence, continuing along the lines of Roller (534-1571 O.R.)  
,S 13° 39' 12" W, 745.48 feet to an iron pin previously set;  
S 13° 31' 12" W, 141.81 feet to an iron pin previously set;  
Thence, along the line of the Lance Family Holdings L.L.C. (583-112 O.R.)  
N 70° 47' 07" W, 282.67 feet to an iron pin previously set;  
S 21° 45' 56" W, 226.02 feet to an iron pin previously set;  
Thence, along the right of way of Canaan Township Road 605:  
N 66° 04' 53" W, 25.02 feet to a rail road spike previously set;  
Thence, along new lines created by this survey:  
N 21° 45' 56" E, 223.96 feet to a railroad spike previously set;  
N 25° 03' 31" E, 431.60 feet to an iron pin previously set;  
N 11° 22' 13" E, 441.29 feet to an iron pin previously set;  
S 74° 46' 18" E, 238.24 feet to the point of beginning and containing 5.095 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 P.S. 6805  
Basis of Bearing : Grid North- N.A.D. 83 Ohio South Zone.  
The above description is based on a field survey completed April, 2021.

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

Description Checked for  
Mathematical Accuracy  
Athens County  
P.E. & S. OFFICE  
BY:   
Date: 7/28/21



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

JUL 30 2021

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County

PLANNING OFFICE

BY: *Samantha Roller*  
7/28/21

N.E. Cor. of Fr.#3

N 87° 12' 25" W  
815.49' (deed)  
S 45° 22' 57" W  
332.64'

PBH INVESTMENTS LLC  
Deed Reference: 437-2422 O.R.

S 22° 38' 45" W  
1245.42'

S 13° 39' 12" W  
507.86'

P.O.B.

S 74° 46' 18" E 238.24'

441.29'

N 11° 22' 13" E

PBH INVESTMENTS LLC  
Deed Reference: 437-2422 O.R.  
P.I.D.# E010010014100

5.095 Acres

431.60'

Samantha Roller  
534-1571 O.R.

N 25° 03' 31" E

S 21° 45' 56" W  
226.02'

N 66° 04' 53" W  
25.02'

N 70° 47' 07" W  
282.67'

S 13° 31' 12" W  
141.81'

Survey of a 5.095 Acre Tract  
Sited in Fr.3, Section 9,  
T.5, R.13, Canaan Twp., Athens Co., OH  
Surveyed April 5, 2021

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

Lance Family Holdings L.L.C.  
583-112 O.R.

R/W  
Twp Rd. 605



- △ = Railroad spike previously set
- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin previously set
- = Stone found



Bearings: N.A.D.83 Grid North - Ohio South Zone  
Ref. Docs.: Tax Plats, Deeds, Existing Surveys

## DESCRIPTION OF A 1.93 ACRE TRACT

Situated in Fraction 3, Section 9, T.5, R.13, Canaan Township, Athens County, Ohio and being part of PID# E010010014100 as described in Volume 437, Page 2422 of the Official Records of Athens County and being more particularly described as follows:

Commencing at a stone found on the North-line of Fraction 3, that bears N 87 degrees 12 minutes 25 seconds W, 815.49 feet (deed) from the North-east corner of Fraction 3; Thence, South 30 degrees 25 minutes 05 seconds West, 2678.40 feet to an iron pin set and being the point of beginning for the tract of land herein described;

Thence, along new lines created by this survey:

S 57° 39' 27" E, 133.26 feet to an iron pin set;

S 25° 02' 12" W, 274.07 feet to an iron pin set;

S 21° 45' 56" W, 221.91 feet to an iron pin set on the North- right of way of Township Road 605;

Thence, along said right of way:

N 66° 04' 58" W, 205.26 feet to an O.D.O.T. Right of way marker found;

Thence, along the east-line of Penny Lane Rental L.L.C. ( 512-614 O.R.):


N 31° 42' 11" E, 520.09 to the point of beginning and containing 1.93 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 P.S. 6805

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

The above description is based on a field survey completed April, 2021.

  
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:   
DATE: 8/25/21



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

AUG 25 2021

Jill Thompson  
Athens County Auditor

66.90 ac.  
(Previously surveyed)

P.O.B. bears  
N 87° 12' 25" W 815.49' (deed)  
and S 30° 25' 05" W, 2678.40'  
from N.E. of Fr. 3

S 57° 39' 27" E  
133.26'

S 25° 02' 12" W  
374.07'

N 31° 42' 11" E  
520.09'

PENNY LANE RENTALS LLC C&  
K INVESTMENT & MANAGEMENT CO  
512-814 O.R.

**1.93 ac.**

Part of

Parcel ID: E010010014100  
PBH INVESTMENTS LLC  
16590 CANAANVILLE  
437-2422 O.R.

S 21° 45' 56" W  
221.91'

N 66° 04' 58" W  
205.26'

Twp. Rd. 605

Description Checked for  
Mathematical Accuracy  
Athens County

ENGINEER'S OFFICE

BY: *John M. Branner*  
DATE: 8/25/21



Scale 1"=50'

- = iron pin set 5/8" rebar w/ plastic ID cap
  - = iron pin found (O.D.O.T. R/W Monument)
- Bearings: N.A.D. 83 Grid North - Ohio South Zone  
Ref. Docs.: Tax Plats, Deeds, Existing Surveys

Survey of a 1.93 Acre Tract  
Sited in Fraction 3 Section 9,  
T.5, R.13, Canaan Twp.  
Athens County., Ohio  
Surveyed April 5, 2021

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

**DESCRIPTION OF A 66.90 ACRE TRACT**

Situated in Fraction 3 and Fr. 12, Section 9, T.5, R.13, Canaan Township, Athens County, Ohio and being all of PID# E010010014200 and part of PID# E010010014100 as described in Volume 437, Page 2422 of the Official Records of Athens County and being more particularly described as follows:

Beginning at a stone found on the North-line of Fraction #3, that bears N 87 degrees-12 minutes 25 seconds W, 815.49 feet (deed) from the North-east corner of Fraction 3;

Thence, along the lines of Roller (534-1571 O.R.):

S 45° 22' 57" W, 332.64 feet to an iron pin found;

S 22° 38' 45" W, 1245.42 feet to a point in a ravine, passing an iron pin found at 1206.04 feet;

S 13° 39' 12" W, 507.86 feet to an iron pin set;

Thence, along new lines created by this survey:

N 74° 46' 18" W, 238.24 feet to an iron pin set;

S 11° 22' 13" W, 441.29 feet to an iron pin set;

S 25° 03' 31" W, 431.60 feet to a railroad spike set;

S 21° 45' 56" W, 223.96 feet to a railroad spike set;

Thence, along the North right of way line of Township Road 605:

N 66° 04' 53" W, 25.02' to an iron pin set

Thence, leaving said right of way and along new lines created by this survey:

N 21° 45' 56" E, 221.91 feet to an iron pin set;

N 25° 02' 12" E, 274.07 feet to an iron pin set;

N 57° 39' 27" W, 133.26 feet to an iron pin set;

Thence, along the lines of Penny Lane Rentals L.L.C. K Investment and Management Co. (512-614 O.R.);

N 31° 47' 09" E, 266.88 feet to an iron pin found;

N 58° 28' 38" W, 745.64 feet to an iron pin found;

N 41° 53' 48" E, 378.52 feet to an iron pin found;

N 59° 53' 48" E, 154.44 feet to an iron pin found;

N 3° 23' 49" E , 1381.06 feet to an iron pin found;

S 88° 08' 37" E, 568.01 feet to an iron pin found;

N 3° 02' 59" E, 1129.78 feet to an iron pin found;

Thence, along the lines of Houska (462-189 O.R.)

S 88° 08' 37" E, 815.63 feet to a stone found;

S 3° 02' 59" W, 1129.78 feet to the point of beginning and containing 66.90 acres of which 21.15 acres are in Fraction 12, (PID# E0100114200) and 45.75 acres are in Fraction 3, (PID# E0100114100).

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, 2021.

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



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

APR 16 2021

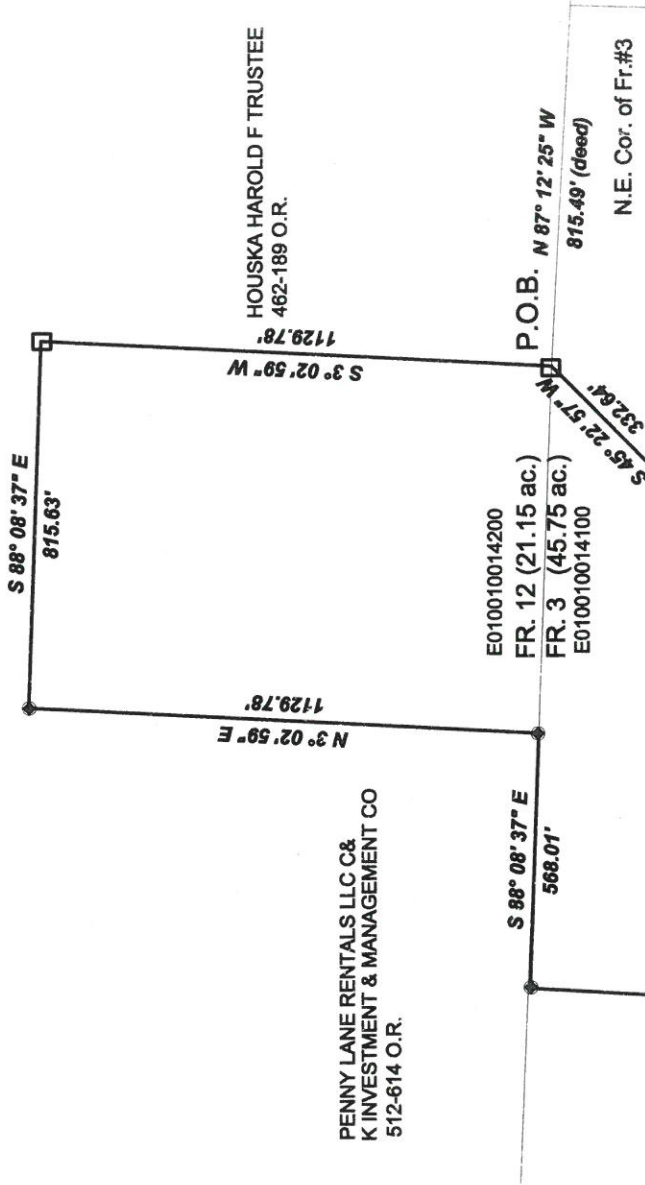
Description Checked for  
Mathematical Accuracy  
Athens County

ENGINEER'S OFFICE

BY:   
DATE: 4/16/21

Jill Thompson  
Athens County Auditor

HOUSKA HAROLD F TRUSTEE  
462-189 O.R.



PENNY LANE RENTALS LLC C&  
K INVESTMENT & MANAGEMENT CO  
512-614 O.R.

E010010014200  
FR. 12 (21.15 ac.)  
FR. 3 (45.75 ac.)  
E010010014100

**PBH INVESTMENTS LLC**  
Deed Reference:437-2422 O.R.

**66.90 Acres**

PENNY LANE RENTALS LLC C&  
K INVESTMENT & MANAGEMENT CO  
512-614 O.R.

N 59° 53' 48" E  
154.44'  
N 47° 53' 48" E  
378.52'

N 74° 46' 18" W  
238.24'  
N 58° 28' 38" E  
745.79'

PENNY LANE RENTALS LLC C&  
K INVESTMENT & MANAGEMENT CO  
512-614 O.R.

N 57° 39' 27" W  
133.26'  
N 25° 02' 12" E  
274.07'

N 21° 45' 56" E  
221.91'

N 66° 04' 53" W  
25.02'

**PBH INVESTMENTS LLC**  
Deed Reference:437-2422 O.R.

ROLLER SAMANTHA  
534-1571 O.R.

+1206.04'

S 13° 39' 12" W  
507.86'

S 22° 38' 45" W  
1245.42'

P.O.B. N 87° 12' 25" W  
815.49' (deed)

N.E. Cor. of Fr.#3

HOUSKA HAROLD F TRUSTEE  
462-189 O.R.

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

**APR 16 2021**

Jill Thompson  
Athens County Auditor



Survey of a 66.90 Acre Tract  
Situated in Fr.3 & Fr.12 Section 9,  
T.5, R.13, Canaan Twp., Athens Co., OH  
Surveyed April 5, 2021

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

Description Checked for  
Mathematical Accuracy  
Athens County  
**ENGINEER'S OFFICE**

BY: *Erin M. Jett*  
DATE: 4/16/21



Scale 1"=400'

- △ = Railroad spike set
- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found
- = Stone found

Bearings: N.A.D.83 Grid North - Ohio South Zone  
Ref. Docs.: Tax Plats, Deeds, Existing Surveys



Note: 6.9ac residual

**Description of a 50' Wide Easement for Ingress and Egress to a 1.792 acre Tract**

Situated in Fraction 3, Section 9, T.5, R.13, Canaan Township, Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin at the Northerly most corner of a 1.792 acre tract,  
Thence, along the west-line of said tract:

S 21° 45' 56" W, 226.02 feet to an iron pin;

Thence, along the North right of way line of Township Road 605:

N 66° 04' 53" W, 50.04 to an iron pin, passing a rail road spike set in an existing gravel drive at 25.02 feet

Thence, leaving said right of way:


N 21° 45' 56" E ,221.91 feet to an iron pin set;

Thence, S 70° 47' 07" E, 50.05 feet (passing a rail road spike set at 25.02 feet) to the point of beginning.

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 April, 2021.

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

