

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: John M. Branner  
DATE: 11/27/19

**Description of an existing 12.810 Acre Tract  
combining Parcels:**

**B010010019201, B010010019001, B010010018800, B010010018701, & B010010018700**

Situated in Farm Lot 3, and Farm lot 6, Section 12, T.8, R.14, Alexander Township, Athens County, Ohio and being all of the land as described in Volume 174, Page 58 and Volume 518, Page 715 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Commencing** at the Southwest corner of Farm lot 3, Section 12, thence S 85° 37' 53" E, 1333.22 feet to an iron pin found and also being the **Point of Beginning** for the tract of land herein described:

Thence along the East line of Brickles (524-2418 O.R.),  
N 06° 43' 23" E, 359.15 feet to an iron pin found;  
Thence along the State of Ohio (304-2411 O.R.),  
N 78° 18' 21" E, 300.03 feet to an iron pin found;  
Thence along the State of Ohio (314-962 O.R.),  
S 62° 43' 19" E, 510.88 feet to an iron pin found with a State ID cap;  
Thence along the West lines of Lea (495-2569 O.R.),  
S 09° 15' 51" E, 128.61 feet to an iron pin found (bent);  
S 09° 18' 16" E, 108.13 feet to an iron pin found;  
S 87° 38' 46" E, 275.35 feet to a point, passing an iron pin set at 175.35 feet;  
Thence along the Board of Athens County Commissioners (331-2010 O.R.),  
S 11° 37' 35" E, 100.47 feet to an iron pin found;  
Thence along the Board of Athens County Commissioners,  
S 00° 15' 40" W, 189.55 feet to an iron pin set;  
S 18° 55' 17" W, 119.93 feet to a iron pin found with a State ID cap;  
Thence along the North line of Pleasant Hill Vineyards LLC (525-1707 O.R.),  
N 73° 47' 22" W, 945.52 feet to a iron pin found;  
Thence along the lines of Brickles (524-2418 O.R.),  
N 10° 29' 40" E, 177.75 feet to a point;  
N 83° 20' 58" W, 209.55 feet to the point of beginning, passing an iron pin found at 2 feet and  
**containing 12.810 acres total**, of which 11.168 acres are contained within Farm Lot 3, Section 12, and 1.342 acres are contained within Farm Lot 6

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 November, 2019 by

Jeb Branner, S.I., E.I., under the supervision of:

John M. Branner P.S. 6805



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

DEC 02 2019

Jill Thompson  
Athens County Auditor





State of Ohio  
304-2411 O.R.

N 78° 18' 21" E  
300.03'

S 62° 43' 19" E  
510.88'

State of Ohio  
314-962 O.R.

Brickles  
Ryan & Tonia  
524-2418 O.R.




B010010019201

N 06° 43' 23" E  
359.15'

US Route 33

County Road 21  
Pleasant Hill Road

Survey of a 12.810 Acre tract  
Situating in Farm Lot 3 and  
Farm lot 6, Section 12, T.8, R.14,  
Alexander Twp., Athens Co., OH  
Surveyed November, 2019 by  
Jeb Branner, S.I., E.I.,  
under the supervision of:

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

S 85° 37' 53" E  
1333.22' F.L.2

N 83° 20' 58" W  
209.55'

Stone found  
at the Southwest corner of  
Farm Lot 3, Section 12

Brickles  
Ryan & Tonia  
524-2418 O.R.

N 10° 29' 40" E  
177.75'

P.O.B. **12.810 Acres Total**

Farm Lot 3: 11.168 Acres  
Farm Lot 6: 1.642 Acres

B010010019001

Farm Lot 6  
Farm Lot 3

S 09° 15' 51" E  
128.61' Francis Carey III  
495-2569 O.R.

S 09° 18' 16" E  
108.13'

+175.35'

B010010018700

S 87° 38' 46" E  
275.35'

B010010018800

B010010018701

Board of Athens County  
Commissioners  
331-2010 O.R.

S 11° 37' 35" E  
100.47'

N 73° 47' 22" W  
945.52'

S 00° 15' 40" W  
189.55'

Board of Athens County  
Commissioners

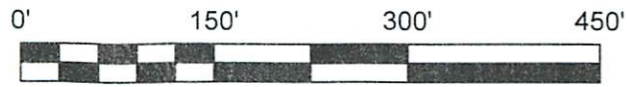
S 18° 55' 17" W  
119.93'

Pleasant Hill  
Vineyards LLC  
525-1707 O.R.



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ENGINEER'S OFFICE

BY:   
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Scale 1"=150'  
○ = Iron pin set 5/8" rebar w/ plastic ID cap  
● = Iron pin found

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