

## Description of an Existing 20.443 Acre Tract

Situated in Lease Lot 160, Section 31, T.9, R.14, Athens Township, Athens County, Ohio and being all of Parcel A010010043000 as described in Volume 456, Page 969 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at a Magnail set in Township Road 29 (Brown Road), bearing S 03° 56' 23" W, 2029.00 feet from a stone found at the Northeast corner of Lease Lot 160:

Thence along the lines of Pallini (573-2493 O.R.),  
**S 03° 26' 20" W, 613.06 feet** to fence post found at the Southeast corner of Lease Lot 160 with an iron pin set at the base;

Thence along the lines of Pallini (573-2493 O.R.) and Pallini Industries Inc (35-294 O.R.),  
**N 86° 14' 19" W, 1306.22 feet** to an iron pin found;

Thence along a new line created by this survey:

**N 86° 53' 11" W, 63.83 feet** to an iron pin found;

Thence along the lines of Horel (301-523 O.R.),

**N 05° 57' 06" E, 733.10 feet** to an iron pin found;

Thence along the lines of Horel (321-933 O.R.),

**S 70° 58' 55" E, 105.10 feet** to an iron pin set;

**N 28° 35' 27" E, 22.03 feet** to a magnail set in Township Road 29 (Brown Road);

Thence along said road the following eight courses:

(1) **S 53° 32' 57" E, 27.77 feet** to a point;

(2) **S 64° 57' 57" E, 85.12 feet** to a point;

(3) **S 76° 44' 09" E, 175.45 feet** to a point;

(4) **S 83° 46' 06" E, 222.51 feet** to a point;

(5) **S 89° 27' 27" E, 223.74 feet** to a point;

(6) **S 84° 58' 33" E, 309.67 feet** to a point;

(7) **S 80° 02' 10" E, 127.35 feet** to a point;

(8) **S 71° 22' 02" E, 72.75 feet** to the point of beginning, **and containing 20.443 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

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

The above description is based on a field survey completed June, 2021 by

John M. Branner P.S. 6805

*John M. Branner*

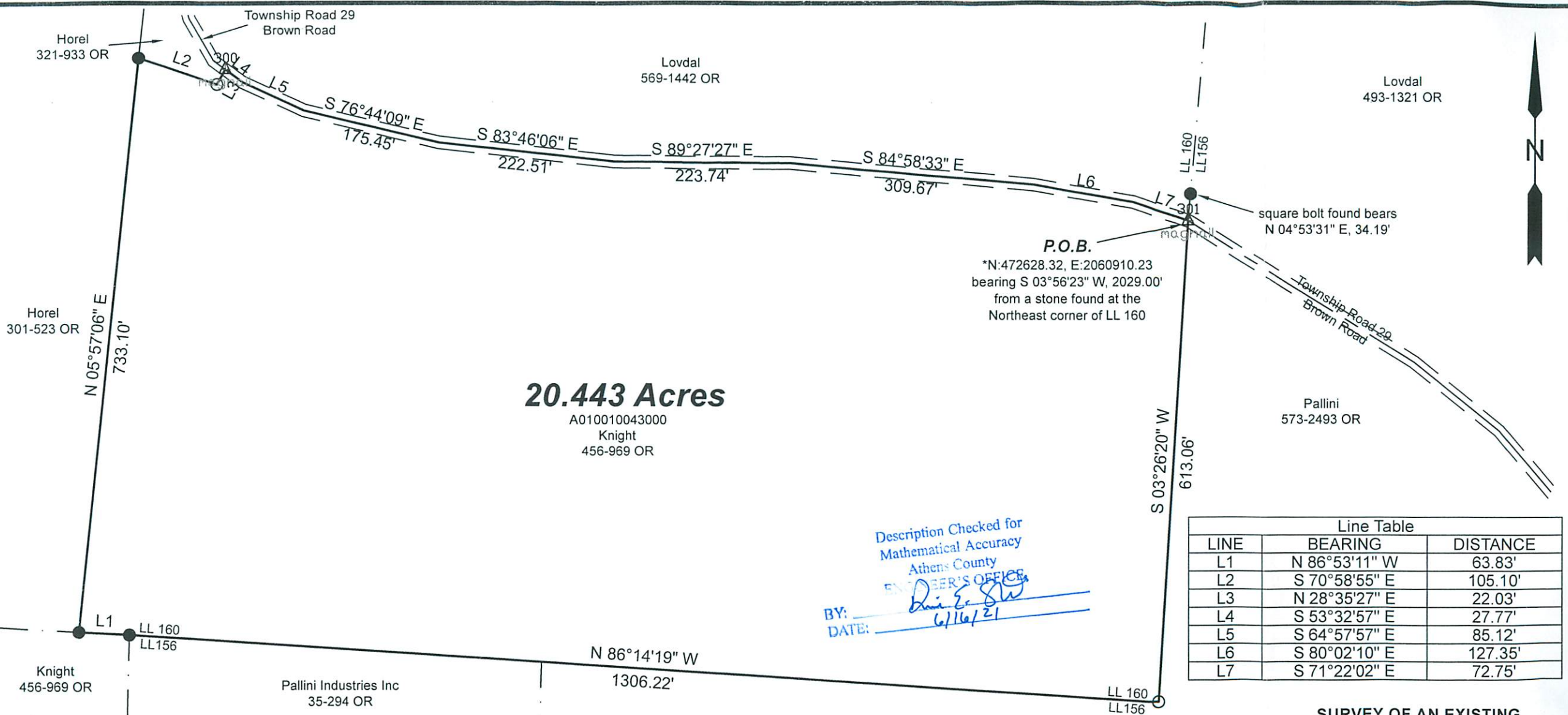


Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *John M. Branner*  
DATE: 6/16/21

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

JUN 16 2021

Jill Thompson  
Athens County Auditor



**20.443 Acres**

A010010043000  
Knight  
456-969 OR

**P.O.B.**  
\*N:472628.32, E:2060910.23  
bearing S 03°56'23" W, 2029.00'  
from a stone found at the  
Northeast corner of LL 160

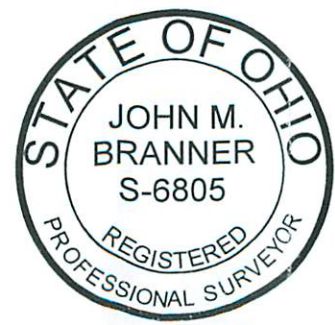
square bolt found bears  
N 04°53'31" E, 34.19'

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: David E. Branner  
DATE: 6/16/21

| Line Table |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 86°53'11" W | 63.83'   |
| L2         | S 70°58'55" E | 105.10'  |
| L3         | N 28°35'27" E | 22.03'   |
| L4         | S 53°32'57" E | 27.77'   |
| L5         | S 64°57'57" E | 85.12'   |
| L6         | S 80°02'10" E | 127.35'  |
| L7         | S 71°22'02" E | 72.75'   |



Scale 1"=150'  
○ = Iron pin set 5/8" rebar w/ plastic ID cap  
● = Iron pin found  
△ = Magnail set  
Bearings: N.A.D. 83 - Grid North - Ohio South Zone  
Ref. Docs.: Tax Plats, Deeds, Existing Surveys  
\*Coordinates are to be used GIS purposes only



**SURVEY OF AN EXISTING  
20.443 ACRE TRACT**  
Situating in Lease Lot 160,  
Section 31, T.9, R.14,  
Athens Twp., Athens Co., OH  
Surveyed June, 2021

By: John M. Branner  
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