

Description of an Existing 60.765 Acre Tract

Situated in Lease Lot 160, Section 31, T.9, R.14, Athens Township, Athens County, Ohio and being all of Tract II (A010010043001) as described in Volume 493, Page 1321 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a stone found at the Northeast corner of Lease Lot 160:

Thence along the West line of Sugarbush Valley LLC (487-1875 O.R.),
S 03° 42' 58" W, 1642.85 feet to an iron pin found;

Thence along the West line of Lovdal's Tract I, 5.179 acre tract (493-1321 O.R.),
S 04° 53' 31" W, 386.21 feet to a point in Township Road 29 (Brown Road), passing a square bolt found at 352.01 feet;

Thence along said road the following eleven courses:

- (1) **N 71° 22' 02" W, 72.75 feet** to a point;
- (2) **N 80° 02' 10" W, 127.35 feet** to a point;
- (3) **N 84° 58' 33" W, 309.67 feet** to a point;
- (4) **N 89° 27' 27" W, 223.74 feet** to a point;
- (5) **N 83° 46' 06" W, 222.51 feet** to a point;
- (6) **N 76° 44' 09" W, 175.45 feet** to a point;
- (7) **N 64° 57' 57" W, 85.12 feet** to a point;
- (8) **N 53° 32' 57" W, 46.36 feet** to a point;
- (9) **N 29° 41' 48" W, 62.44 feet** to a point;
- (10) **N 15° 59' 05" W, 84.63 feet** to a point;
- (11) **N 37° 13' 35" W, 40.15 feet** to a point with an iron pin found bearing **S 04° 15' 32" W, 30.93 feet**;

Thence along the East line of Shirey (330-375 D.R.),
N 04° 15' 42" E, 1760.87 feet to an iron pin set;

Thence along the South line of Lovdal's Tract III (493-1321 O.R.),
S 85° 35' 16" E, 1323.96 feet to a the point of beginning, **and containing 60.765 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, 2020 by
Jeb Branner, S.I., E.I., under the supervision of:
John M. Branner P.S. 6805

John M. Branner



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

JUN 12 2020

Jill Thompson
Athens County Auditor

Description of an Existing 48.283 Acre Tract

Situated in Lease Lot 161, Section 32, T.9, R.14, Athens Township, Athens County, Ohio and being all of Tract III (A010010043600) as described in Volume 493, Page 1321 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a stone found at the Southeast corner of Lease Lot 161:

Thence along the South line of L.L. 161 and the North line of Lovdal's Tract II (493-1321 O.R.), **N 85° 35' 16" W, 2140.34 feet** to an iron pin found in the center of an existing gravel drive, passing an iron pin set at +1323.96 feet;

Thence along the East line of Wasko (482-1614 O.R.),

N 18° 44' 33" E, 582.83 feet to a stone found;

Thence along the East line of Wasko (307-2115 O.R.),

N 05° 40' 18" E, 392.64 feet to an iron pin found;

Thence along the East line of Wasko (482-1617 O.R.),

N 05° 40' 56" E, 322.43 feet to an iron pin found;

Thence along the South lines of Wren (507-2551 O.R.) the following three courses:

(1) **S 57° 15' 52" E, 784.49 feet** to an iron pin found;

(2) **N 07° 53' 41" E, 102.61 feet** to a stone found;

(3) **S 85° 23' 46" E, 1270.56 feet** to a stone found;

Thence along the West line of West (506-34 O.R.),

S 03° 40' 29" W, 1005.64 feet to a the point of beginning, **and containing 48.283 acres.**

Subject to a 50' wide Ingress/Egress Easement as described in Volume 430, Pages 273 & 275 of the Official Records of Athens County, Ohio.

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, 2020 by

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

John M. Branner P.S. 6805

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Wren
 R Michael Jr & Lana M
 507-2551 O.R.

JUN 12 2020

Jill Thompson
 Athens County Auditor



48.283 Acres

Lovdal
 Thomas H & Lynn T, Trustees
 493-1321 O.R. (Tract III)
 A010010043600

2140.34' total
 N 85°35'16" W

S 85°35'16" E
 1323.96'

S 03°40'29" W
 1005.64'

West
 Warren Wesley &
 Jessica Vierling
 506-34 O.R.

Description Checked for
 Mathematical Accuracy
 Athens County
ENGINEER'S OFFICE

BY: *John M. Branner*
 DATE: 6/12/20

60.765 Acres

Lovdal
 Thomas H & Lynn T, Trustees
 493-1321 O.R. (Tract II)
 A010010043001

P.O.B.
 N: 474652.52, E: 2061049.64
 Stone found at the common
 corner of Lease Lots
 160, 161, 162 & 156
 with an iron pin found bearing
 S 65°12'28" W, 7.01'

Sugarbush Valley LLC
 487-1875 O.R.

Lovdal
 Thomas H &
 Lynn T,
 Trustees
 493-1321 O.R.

Knight
 Marjorie E, Trustee
 456-969 O.R.

Pallini
 Doreen H
 524-22 O.R.

N 04°15'42" E
 1760.87'

S 03°42'58" W
 1642.85'

Existing 50' R/W
 along existing drive
 (430-273 & 275 O.R.)

Shirey
 James E & Sandra
 330-375 D.R.

iron pin found bears
 S 04°15'32" W, 30.93'

Horel
 Robert E & Sharon L, Trustee
 321-933 D.R.

Horel
 Robert E &
 Sharon L, Trustee
 321-933 D.R.

| Line Table | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S 04°53'31" W | 386.21' |
| L2 | N 71°22'02" W | 72.75' |
| L3 | N 80°02'10" W | 127.35' |
| L4 | N 84°58'33" W | 309.67' |
| L5 | N 89°27'27" W | 223.74' |
| L6 | N 83°46'06" W | 222.51' |
| L7 | N 76°44'09" W | 175.45' |
| L8 | N 64°57'57" W | 85.12' |
| L9 | N 53°32'57" W | 46.36' |
| L10 | N 29°41'48" W | 62.44' |
| L11 | N 15°59'05" W | 84.63' |
| L12 | N 37°13'35" W | 40.15' |
| L13 | N 05°40'18" E | 392.64' |
| L14 | N 05°40'56" E | 322.43' |
| L15 | N 07°53'41" E | 102.61' |



Scale 1"=400'

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

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



Survey of Two Tracts
 Situated in L.L. 161 Section 32,
 L.L. 160, Section 31, T.9, R.14,
 Athens Twp., Athens Co., OH
 Surveyed June, 2020
 by Jeb Branner, S.I., E.I.,
 under the supervision of:

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