

**DESCRIPTION OF A 10.254 ACRE TRACT  
TRACT B**

Situated in Lease Lot 156, Section 31, T.9, R.14, Athens Township, Athens County, Ohio and being a part of Parcel A010010042400 as described in Volume 573, Page 2493 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at an iron pin found bearing S 86° 14' 19" E 1306.22 feet from an iron pin found at the common corner of Lease Lots 156 & 157, Section 31:

Thence along the East line of Lovdal (603-216 O.R.),

**N 03° 26' 20" E, 613.06 feet** to a magnail found in Township Road 29 (Brown Road);

Thence along said road the following six courses:

- (1) **S 58° 27' 38" E, 292.74 feet** to a point;
- (2) **S 54° 14' 46" E, 101.09 feet** to a point;
- (3) **S 49° 36' 59" E, 74.96 feet** to a point;
- (4) **S 41° 21' 36" E, 182.75 feet** to a point;
- (5) **S 33° 10' 43" E, 122.33 feet** to a point;
- (6) **S 25° 46' 19" E, 76.84 feet** to a point;

Thence leaving said road and along the West lines of Lovdal (603-216 O.R.) the following three courses:

- (1) **S 04° 01' 58" W, 187.95 feet** to an iron pin found, passing an iron pin found at 71.04 feet;
- (2) **S 59° 56' 01" W, 40.00 feet** to an iron pin found;
- (3) **S 04° 02' 04" W, 235.00 feet** to a point in County Road 10 (Baker Road), passing an iron pin set at 202.04 feet;

Thence along new lines created by this survey the following four courses:

- (1) **S 59° 16' 21" W, 148.71 feet** along said road to a point;

Thence leaving said road,

- (2) **N 30° 41' 16" W, 248.97 feet** to an iron pin set, passing an iron pin set at 29.61 feet;
- (3) **N 86° 34' 20" W, 342.43 feet** to an iron pin set;
- (4) **N 03° 27' 39" E, 241.34 feet** to the Point of Beginning and **containing 10.254 acres.**


Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"

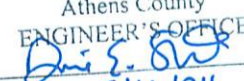
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

**The attached map is considered to be an integral part of this description and to be included in any future transfers.**

The above description is based on a field survey completed May, 2024 by

  
Jeb Branner, P.S. 8816  
P.O. Box 274  
The Plains, Ohio 45780  
740-592-5778



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 5/16/24

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

MAY 16 2024

Jill Davidson  
Athens County Auditor



LOVDAL  
603-216 OR  
SURVEY REF  
20.443 AC  
BRANNER 6805  
JUN 2021

**P.O.B. (BOTH TRACTS)**  
\*N:472016.36, E:2060873.46  
bears S 86°14'19" E 1306.22'  
from the common corner of Lease  
Lots 156 & 157, Section 31

**TRACT B  
10.254  
ACRES**

**PARENT TRACT  
PALLINI**  
573-2493 OR  
A010010042400

**TRACT A  
53.473 ACRES**

KRONER  
578-1862 OR

LOVDAL  
493-1321 OR  
SURVEY REF  
20.443 AC  
BRANNER 6805  
JUN 2021

SUGARBUSH  
VALLEY LLC  
487-1882 OR

LINE	BEARING	DISTANCE
L1	N 59°16'21" E	148.71'
L2	N 59°56'01" E	40.00'
L3	S 73°26'44" W	140.05'
L4	S 76°30'31" W	49.36'
L5	S 82°09'01" W	67.76'
L6	S 86°46'11" W	73.31'
L7	N 85°59'16" W	53.30'
L8	N 82°52'52" W	50.76'
L9	N 80°36'38" W	66.45'
L10	N 79°51'54" W	98.35'
L11	N 79°51'54" W	60.15'
L12	N 83°54'24" W	30.29'
L13	N 87°42'17" W	47.51'
L14	S 87°01'11" W	36.60'
L15	S 81°18'52" W	42.74'
L16	S 78°56'28" W	54.61'
L17	S 54°14'46" E	101.09'
L18	S 49°36'59" E	74.96'
L19	S 41°21'36" E	182.75'
L20	S 33°10'43" E	122.33'
L21	S 25°46'19" E	76.84'
L22	S 04°01'58" W	187.95'
L23	S 59°56'01" W	40.00'

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Dave E. Branner  
DATE: 5/16/24

0' 300' 600' 900'



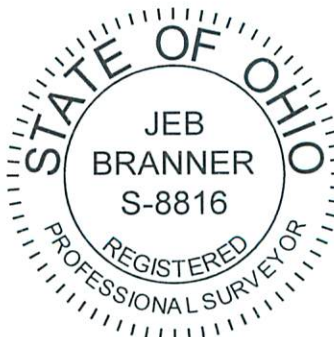
Scale 1"=300'

○ = Iron pin set 5/8" rebar w/ plastic ID cap

● = Iron pin found unless otherwise noted

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

\*Coordinates are to be used for GIS purposes only



**SURVEY OF TWO TRACTS**  
Situated in Lease Lot 156,  
Section 31, T.9, R.14,  
Athens Twp., Athens Co., OH  
Surveyed Completed May, 2024

By: Jeb Branner  
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