

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

OCT 21 2021

Jill Thompson
Athens County Auditor

DESCRIPTION OF A 33.42 ACRE TRACT

Situated in LL 157, Section 31, T.9, R.14, Athens Township, Athens County, Ohio and being more particularly described as follows:

Beginning at a 36" Oak at the North-west corner of LL. 157,
Thence, along the North-line of LL 157 and the South-line of Horel (301-523 O.R.):
S 85° 36' 09" E, 1274.73 feet to an iron pin found, passing an iron pin set at 25.00 feet;
Thence, along the south-line of Lovdall (583-2352 O.R.)
S 86° 53' 11" E, 63.83 feet to an iron pin found;
Thence, along the West-lines of Pallini Industries L.L.C. (35-294 O.R.) and Doreen Pallini
Trustees
S 3° 48' 00" W, 826.39 feet to a rail road spike found in Baker Road;
Thence, along said road:
S 76° 06' 05" W, 318.12 feet to a point;
S 59° 27' 50" W, 501.23 feet to a point;
Thence, leaving said road and along the North-line of Foster (264-395 O.R.)
N 85° 09' 22" W, 615.93 feet to a point, passing an iron pin set at 65.00 feet and where an iron
pin found bears S 3° 31' 45" W, 17.79 feet;
Thence, along the east-line of Grimm (382-729 O.R., 525-1305 O.R.)
N 3° 31' 45" E, 1207.14 feet to the point of beginning and containing 33.42 acres.
33.42 acres.

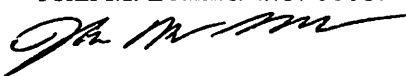
Subject to all easements and rights of way of record.

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Iron pins set are 5/8" x30" long rebar with plastic I.D. Cap stamped "Branner Surveying P.S. 6805"

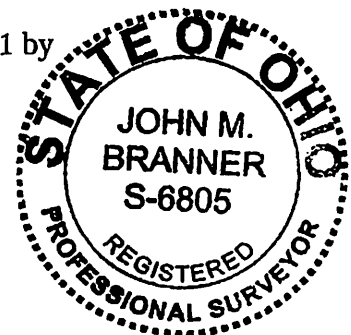
Bearing: Grid North, Ohio South Zone, N.A.D. 83

The above description is based on a field survey completed October 2021 by
John M. Branner P.S. 6805.



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 10/21/21



0.76 Acres

to be continuous and contiguous with Horel (301-523 O.R.)

Parcel ID:A010010043200

HOREL ROBERT E TRUSTEE SHARON L TRUSTEE 301-523 O.R.

N.E. Cor of S.E. 1/4 of Sec. 1

51.95'

+ 25.00'

L.L. 160

L.L. 157 S 85° 36' 09" E

S 83° 16' 14" E

1276.58'

Previous Surveyed line

1274.73'

Wire fence remnants and rocks found along this line.

S 86° 53' 11" E

63.83'

P.O.B. 36" Oak @ N.W. Cor. of L.L. 157

Parcel ID:A010010042900 KNIGHT MARJORIE E TRUSTEE Deed Reference:456-969 O.R.

33.42 Acres

GRIMM GREGORY T CHRISTINE M 5.653 AC 525-1305 O.R.

Sec. # 1 Waterloo Twp. L.L. 157 Sec. 31 Athens Twp.

N 3° 31' 45" E

1207.14' (18.29 ch. deed)

GRIMM GREGORY T & CHRISTINE M 5.002 AC 382-729 O.R.

N 3° 31' 45" W, 17.79'

Description Checked for Mathematical Accuracy Athens County ENGINEER'S OFFICE

BY: [Signature] DATE: 10/21/22

N 85° 09' 22" W 615.93'

+65.00'

I.P fd bears S 3° 31' 45" W, 17.79'

FOSTER WILLIAM W 264-395,39 O.R.

Baker Rd.

S 59° 27' 50" W 501.23'

S 76° 06' 05" W 318.12'

+760.00'

L.L. 157 S 3° 48' 00" W 826.39'

PALLINI DOREEN H TRUSTEE 573-2493 O.R.

PALLINI INDUSTRIES INC 35-294 O.R.

LOYDAL THOMAS H TRUSTEES LYNN T 583-2352 O.R.

0' 200' 400' 600'



Scale 1 inch = 200 feet

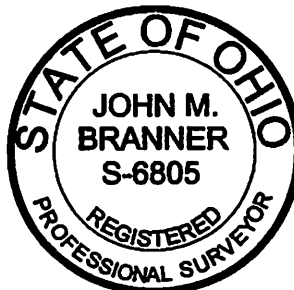
○ = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap

● = iron pin found

△ = rail road spike fd

Bearings: N.A.D. 83 Grid North - Ohio South Zone

Ref. Docs.: Tax Plat, Deeds, Surveys



Survey of a 33.42 Acre Tract Situated in L.L. 157, Section 31, and a 0.78 acre tract in L.L. 160, Section 31 T.9, R.14, Athens Twp., Athens Co., Ohio Surveyed October 2022

By: [Signature] John M. Branner P.S. 6805 P.O. Box 274 The Plains, Ohio 45780