

BY: Rebecca L. Lipton
DATE: 6/16/20

Description of a 5.000 Acre Tract

Situated in Lease Lot 161, Section 32, T.9, R.14, Athens Township, Athens County, Ohio and being part of the land as described in Volume 307, Page 2115 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a stone found bearing N 69°47'30" W, 2074.42 feet from a stone found at the Southeast corner of Lease Lot 161;

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

S 83° 31' 16" W, 457.35 feet to an iron pin set;

Thence along new lines created by this survey:

N 13° 45' 53" E, 485.18 feet to an iron pin set;

N 06° 53' 21" E, 208.08 feet to an iron pin set;

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

S 56° 15' 41" E, 424.28 feet to an iron pin found;

Thence along the West line of Lovdal (493-1321 O.R.),

S 05° 40' 18" W, 392.49 feet to the point of beginning, **and containing 5.000 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 26 2020

Jill Thompson
Athens County Auditor

P.K. Nail set

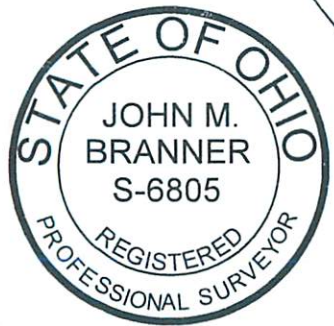
Brown Road Township Road 29

gravel drive

Easement Line Table		
LINE	BEARING	DISTANCE
L1	S 88°20'51" E	321.99'
L2	S 71°56'43" E	132.94'
L3	S 44°07'35" E	129.82'
L4	S 37°53'05" E	193.32'
L5	N 87°31'21" E	97.48'
L6	S 81°44'53" E	58.37'
L7	S 70°11'11" E	109.66'

Survey of a 5.00 Acre tract
 Situated in Lease Lot 161, Section 32, 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



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

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: [Signature]
 DATE: 6/26/20

Wasko
 Carol D, Trustee
 307-2115 O.R.

Wasko
 Carol, Trustee
 482-1617 O.R.

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

5.000 Acres

P.O.B.
 N: 475369.10, E: 2059102.92
 stone found bears N 69°47'30" W, 2074.42'
 from a stone found at the Southeast corner
 of Lease Lot 161

N 06°53'21" E
 208.08'

S 56°15'41" E
 424.28'

S 05°37'15" W
 322.28'

N 13°45'53" E
 485.18'

S 05°40'18" W
 392.49'

S 83°31'16" W
 457.35'

Wasko
 Carol D, Trustee
 482-1614 O.R.

N 83°31'17" E
 262.01'

S 18°44'33" W
 582.83'

center line of 20' wide
 ingress/egress easement

