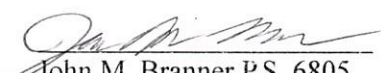


**DESCRIPTION OF A 66.90 ACRE TRACT**

Situated in Fraction 3 and Fr. 12, Section 9, T.5, R.13, Canaan Township, Athens County, Ohio and being all of PID# E010010014200 and part of PID# E010010014100 as described in Volume 437, Page 2422 of the Official Records of Athens County and being more particularly described as follows:

Beginning at a stone found on the North-line of Fraction #3, that bears  
N 87 degrees-12 minutes 25 seconds W, 815.49 feet (deed) from the North-east corner of Fraction 3;  
Thence, along the lines of Roller (534-1571 O.R.):  
S 45° 22' 57" W, 332.64 feet to an iron pin found;  
S 22° 38' 45" W, 1245.42 feet to a point in a ravine, passing an iron pin found at 1206.04 feet;  
S 13° 39' 12" W, 507.86 feet to an iron pin set;  
Thence, along new lines created by this survey:  
N 74° 46' 18" W, 238.24 feet to an iron pin set;  
S 11° 22' 13" W, 441.29 feet to an iron pin set;  
S 25° 03' 31" W, 431.60 feet to a railroad spike set;  
S 21° 45' 56" W, 223.96 feet to a railroad spike set;  
Thence, along the North right of way line of Township Road 605:  
N 66° 04' 53" W, 25.02' to an iron pin set  
Thence, leaving said right of way and along new lines created by this survey:  
N 21° 45' 56" E, 221.91 feet to an iron pin set;  
N 25° 02' 12" E, 274.07 feet to an iron pin set;  
N 57° 39' 27" W, 133.26 feet to an iron pin set;  
Thence, along the lines of Penny Lane Rentals L.L.C. K Investment and Management Co. (512-614 O.R.):  
N 31° 47' 09" E, 266.88 feet to an iron pin found;  
N 58° 28' 38" W, 745.64 feet to an iron pin found;  
N 41° 53' 48" E, 378.52 feet to an iron pin found;  
N 59° 53' 48" E, 154.44 feet to an iron pin found;  
N 3° 23' 49" E , 1381.06 feet to an iron pin found;  
S 88° 08' 37" E, 568.01 feet to an iron pin found;  
N 3° 02' 59" E, 1129.78 feet to an iron pin found;  
Thence, along the lines of Houska (462-189 O.R.)  
S 88° 08' 37" E, 815.63 feet to a stone found;  
S 3° 02' 59" W, 1129.78 feet to the point of beginning and containing 66.90 acres of which 21.15 acres are in Fraction 12, (PID# E0100114200) and 45.75 acres are in Fraction 3, (PID# E0100114100).

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 April, 2021.

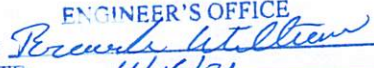
  
John M. Branner P.S. 6805  
12500 N. Peach Ridge Rd.  
Athens, Oh. 45701  
740-541-0350



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

APR 16 2021

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 4/16/21

HOUSKA HAROLD F TRUSTEE  
462-189 O.R.

PENNY LANE RENTALS LLC C&  
K INVESTMENT & MANAGEMENT CO  
512-614 O.R.

E010010014200  
FR. 12 (21.15 ac.)  
FR. 3 (45.75 ac.)  
E010010014100

HOUSKA HAROLD F TRUSTEE  
462-189 O.R.

S 88° 08' 37" E  
568.01'

P.O.B. N 87° 12' 25" W  
815.49' (used)

N.E. Cor. of Fr.#3

**PBH INVESTMENTS LLC**  
Deed Reference: 437-2422 O.R.

66.90 Acres

PENNY LANE RENTALS LLC C&  
K INVESTMENT & MANAGEMENT CO  
512-614 O.R.

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

APR 16 2021

Jill Thompson  
Athens County Auditor

Survey of a 66.90 Acre Tract  
Situated in Fr.3 & Fr.12 Section 9,  
T.5, R.13, Canaan Twp., Athens Co., OH  
Surveyed April 5, 2021

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

PENNY LANE RENTALS LLC C&  
K INVESTMENT & MANAGEMENT CO  
512-614 O.R.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Permona G. Johnson*  
DATE: 4/16/21

N 57° 39' 27" W  
133.26'

**PBH INVESTMENTS LLC**  
Deed Reference: 437-2422 O.R.

N 21° 45' 56" E  
221.91'

N 56° 04' 53" W  
25.32'

**PBH INVESTMENTS LLC**  
Deed Reference: 437-2422 O.R.

0' 400' 800' 1200'

Scale 1"=400'

Note: 6.9ac residual



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

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