

DESCRIPTION OF A 171.35 ACRE TRACT

Situated in Section 6, T.4, R.13. Lodi Township, Athens County, Ohio and being a part of a tract of land as described in Volume 576, Page 44 of the Official Records of Athens County, Ohio (P.I.D.# J010010066500) and being more particularly described as follows:

Beginning at a stone found at the North-west corner of Section 6,
Thence, along the South-lines of Leger (571- 2600 O.R.), Bush (480,1886 O.R.), Hughes (266-965 O.R.) and Winning (19-102 O.R.):

S 86° 59' 55" E, 2837.21 feet to an iron pin set, passing an iron pin found at 1598.46 feet;

Thence, along the West-line of Campitelli (468-2553 O.R.):

S 3° 08' 59" W, 1383.75 feet to an iron pin set;

Thence, along the North-line of Jonathan K, Pennington (449-1058 O.R.)

S 77° 58' 05" W, 705.68 feet to a point in Sand Ridge Rd, passing iron pins found at 18.51 feet and 692.19 feet;

Thence, along said road:

S 13° 57' 18" E, 178.88 feet to a point;

S 4° 46' 58" E, 129.11 feet to a point;

S 17° 41' 13" W, 104.63 feet to a point;

S 44° 02' 53" W, 208.53 feet to a point;

S 50° 48' 39" W, 174.62 feet to a point;

S 33° 17' 08" W, 63.98 feet to a point;

S 16° 46' 22" W, 75.29 feet to a point;

Thence, leaving said road and along the lines of Stephanie Pennington (587-2698 O.R.)

N 4° 48' 50" W, 43.72 feet to a point;

S 59° 07' 27" W, 428.87 feet to an iron pin found, passing an iron pin found at 9.70 feet ;

S 16° 20' 03" W, 140.28 feet to an iron pin found;

S 72° 52' 55" E, 102.84 feet to an iron pin found;

Thence, along new lines created by this survey:

S 13° 01' 53" E, 613.18 feet to an iron pin set;

S 34° 59' 45" E, 164.36 feet to an iron pin set at Glen D. Pennington's most southerly corner;

Thence, along the South-line of Glen D. Pennington (123-520 O.R.)

N 66° 33' 18" E, 297.37 feet to a point in Sand Ridge Road, passing an iron pin found at 291.61 feet;

Thence, along Sand Ridge Road:

S 55° 16' 44" E, 241.09 feet to a point, where an iron pin found bears

North 79 degrees 02 minutes 12 seconds East, 20.67 feet;

Thence, leaving said road and along the lines of Huess (595-1216 O.R.)

S 79° 02' 12" W, 582.71 feet to an iron pin found;

S 45° 40' 19" W, 363.50 feet to an iron pin found;

Thence, along the lines of Huess (556-1721 O.R.)

S 86° 48' 07" W, 379.15 feet to an iron pin found

S 6° 10' 54" W, 129.51 feet to a fence post;

Thence, along the lines of Anthony Pennington (146-720 O.R.)

N 87° 22' 28" W, 465.00 feet to an iron pin found;

thence, along the line of Anthony Pennington (123-519 O.R.)

N 42° 00' 34" W, 933.38 feet to an iron pin found;

Thence, along the lines of R.K. Retreat L.L.C. (456-1457 O.R.)

N 3° 05' 15" E , 667.47 feet to a stone found;

N 2° 50' 08" E , 537.56 feet to an iron pin found;

Thence, along the line of Sams (351-500 O.R.)

S 83° 59' 47" E, 628.70 feet to a fence post;

Thence, along the lines of Whitt (290-1356 O.R.)

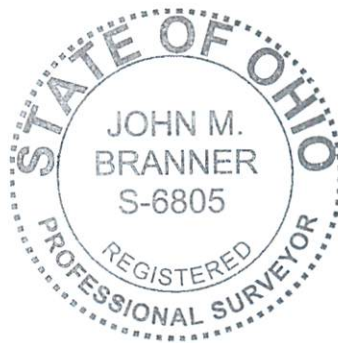
N 70° 31' 45" E, 176.10 feet to an iron pin found;

N 13° 39' 57" E, 259.74 feet to a fence post;
N 44° 31' 13" E, 275.55 feet to a fence-post
N 34° 36' 49" W, 195.06 feet to a point in Willow Creek Road, passing an iron pin found at 178.85 feet;
Thence, leaving Willow Creek Road and along the lines of Fred Pennington (123-517 O.R.)
N 39° 37' 36" W, 484.94 feet to an iron pin set, passing an iron pin set at 50.00 feet;
N 38° 12' 00" W, 182.81 feet to an iron pin found;
Thence, along the line of Fred Pennington
N 32° 41' 37" W, 775.08 feet to an iron pin found;
Thence, along the line of Yount (517-371 O.R.):
N 2° 10' 46" E, 382.50 feet to the point of beginning and containing 172.26 acres.
Excepting a cemetery consisting of 0.91Acres. (Beulah M. Pennington Et.al. 60-2132 O.R.) ,
leaving after said exception 171.35 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 Surveying P.S. 6805
Bearing : Grid North- N.A.D. 83 Ohio South Zone
The above description is based on a field survey completed August 2024.



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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Priscilla Miller*
DATE: 8/14/24

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

AUG 14 2024

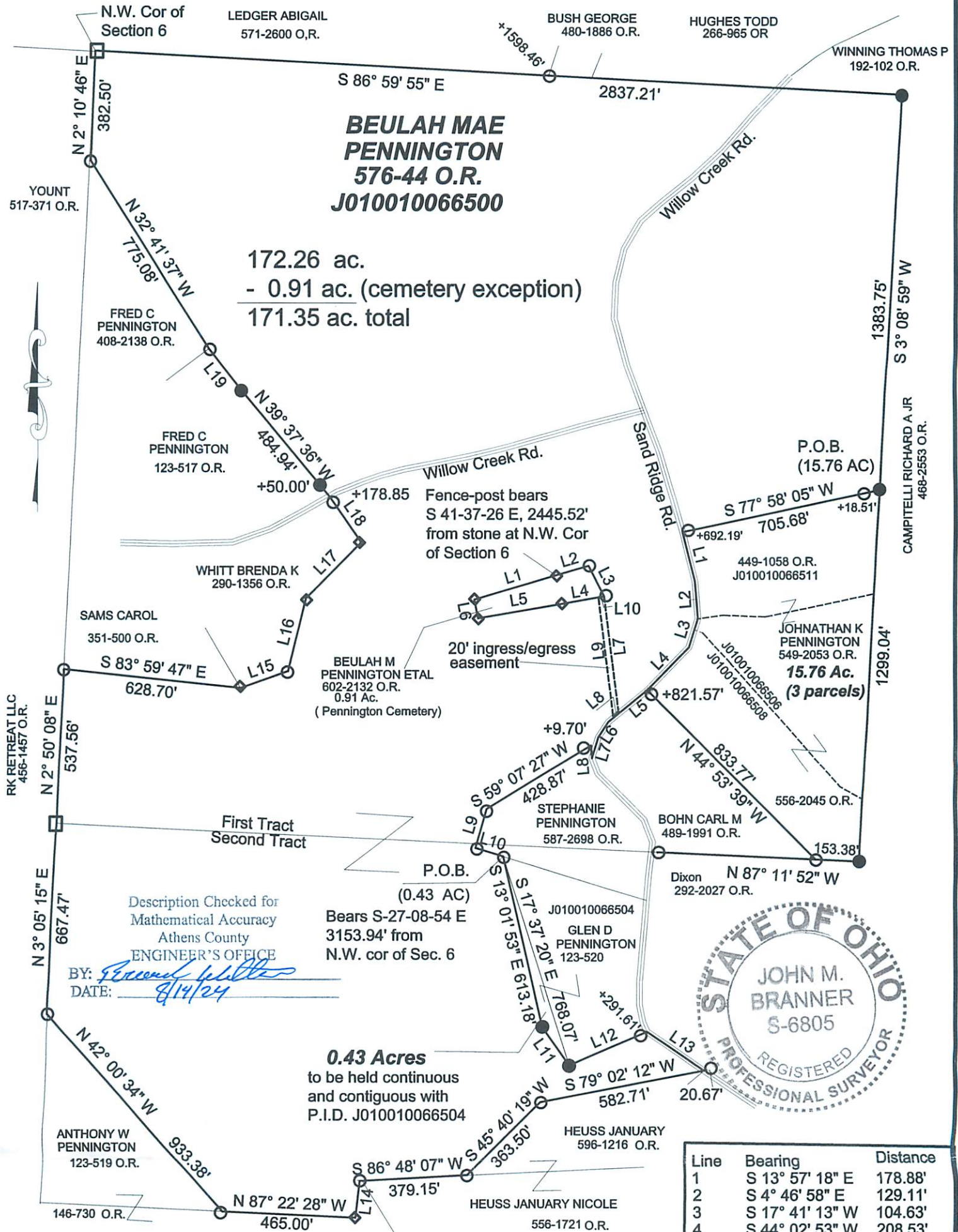
Jill Davidson
Athens County Auditor

PENNINGTON FARM

Situated in Section 6, T.4, R.13, Lodi Township, Athens County, Ohio

**BEULAH MAE
PENNINGTON
576-44 O.R.
J010010066500**

172.26 ac.
- 0.91 ac. (cemetery exception)
171.35 ac. total

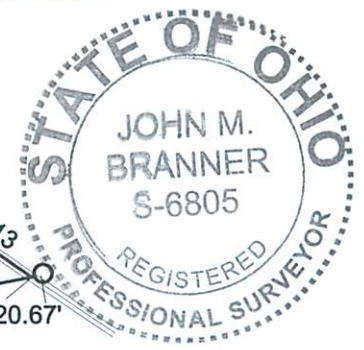


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: *8/14/24*

P.O.B.
(0.43 AC)
Bears S-27-08-54 E
3153.94' from
N.W. cor of Sec. 6

0.43 Acres
to be held continuous
and contiguous with
P.I.D. J010010066504



Scale 1 inch = 400 feet
Bearings: N.A.D. 83 Grid North- Ohio South Zone
Ref. Docs.: Tax Plat-Surveys of Record-Deeds
○ = iron pin found
● = iron pin set 5/8"x30' rebar w/ I.D. cap (Branner P.S. 6805)
□ = stone found
◇ = fence post

[Signature]
John M. Branner P.S. 6805
12500 N. Peach Ridge Rd.
Athens, Ohio 45701

Cemetery & 20' Easement		
Line	Bearing	Distance
1	N 73° 39' 22" E	300.11'
2	N 73° 50' 05" E	119.51'
3	S 26° 48' 35" E	120.21'
4	S 80° 14' 22" W	148.63'
5	S 80° 30' 33" W	301.54'
6	N 11° 28' 32" W	65.80'
7	S 7° 10' 03" E	406.71'
8	S 50° 21' 42" W	23.71'
9	N 7° 10' 03" W	418.90'
10	N 81° 17' 28" E	20.01'

Line	Bearing	Distance
1	S 13° 57' 18" E	178.88'
2	S 4° 46' 58" E	129.11'
3	S 17° 41' 13" W	104.63'
4	S 44° 02' 53" W	208.53'
5	S 50° 48' 39" W	174.62'
6	S 33° 17' 08" W	63.98'
7	S 16° 46' 22" W	75.29'
8	N 4° 48' 50" W	43.72'
9	S 16° 20' 03" W	140.28'
10	S 72° 52' 55" E	102.84'
11	S 34° 59' 45" E	164.36'
12	N 66° 33' 18" E	297.37'
13	S 55° 16' 44" E	241.09'
14	S 6° 10' 54" W	129.51'
15	N 70° 31' 45" E	176.10'
16	N 13° 39' 57" E	259.74'
17	N 44° 31' 13" E	275.55'
18	N 34° 36' 49" W	195.06'
19	N 38° 12' 00" W	182.81'