

**DESCRIPTION OF A 0.43 ACRE TRACT
(Transfer between adjoining Owners)**

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 an iron pin found at the northerly most corner of the Glen D. Pennington Tract (123-520 O.R.), said pin bears S 27° 08' 54" E, 3153.94 feet from a stone at the North-west corner of Section 6;

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

S 17° 37' 20" E, 768.07 feet to an iron pin set at the southerly most corner of said tract;

Thence, on new lines created by this survey:

N 34° 59' 45" W, 164.36 feet to an iron pin set;

N 13° 01' 53" W, 613.18 feet to the point of beginning and containing 0.43 acres.

The above tract is to be held continuous and contiguous with P.I.D. # J010010066504.

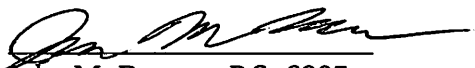
Subject to all easements and rights of way of record.

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.

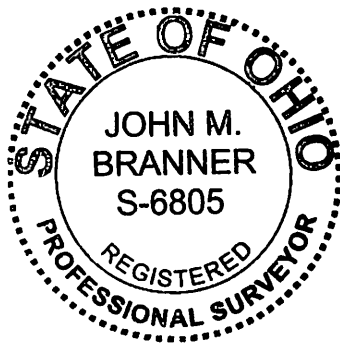


John M. Branner P.S. 6805

12500 N. Peach Ridge Rd.

Athens , Oh. 45701

740-541-0350



Description Checked for

Mathematical Accuracy

Athens County

ENGINEER'S OFFICE

BY: 

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

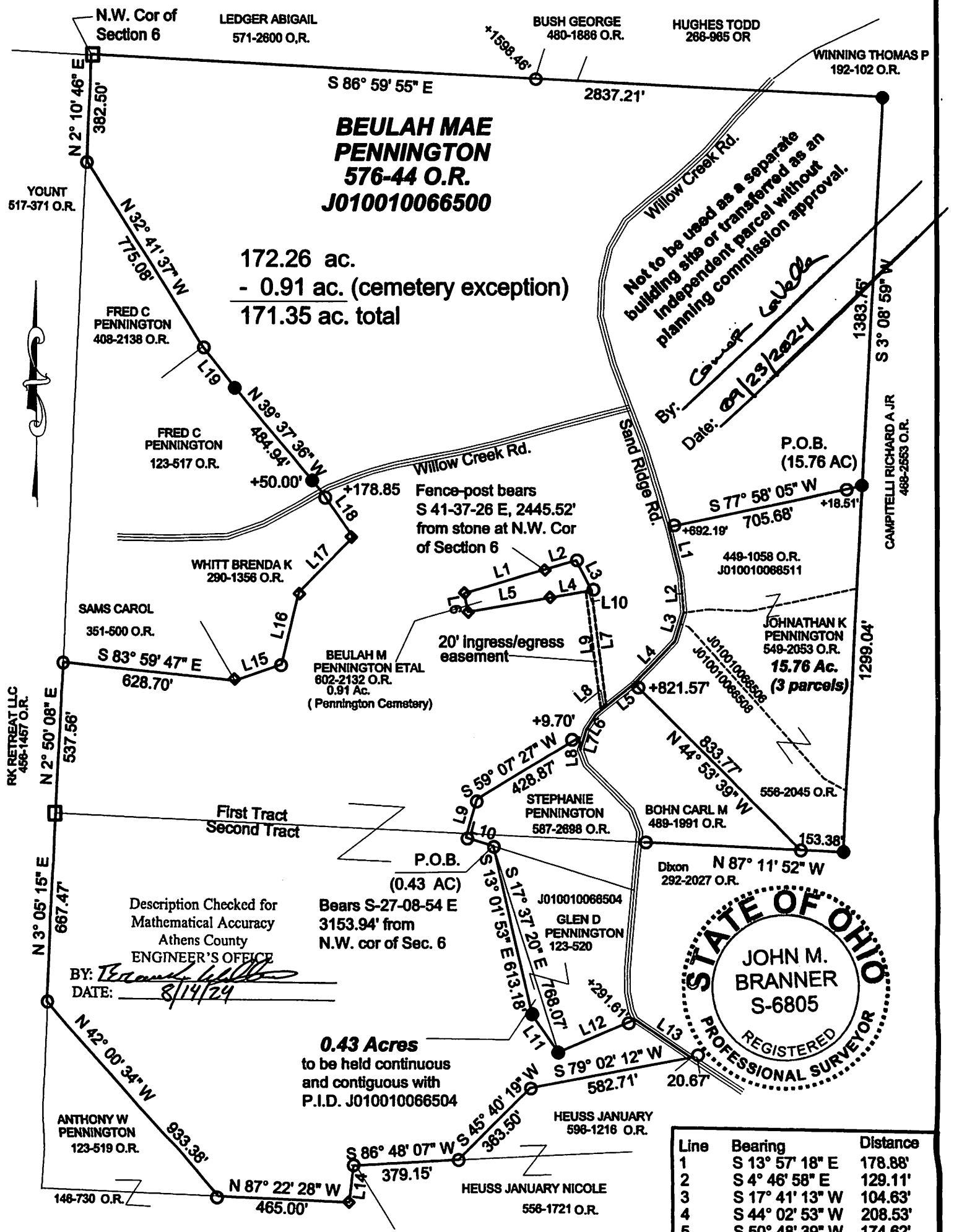
Situated in Section 6, T.4, R.13, Lodi Township, Athens County, Ohio

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

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

Not to be used as a separate building site or transferred as an independent parcel without planning commission approval.

By: *John M. Branner*
Date: 08/23/2024



RK RETREAT LLC
456-1457 O.R.

YOUNT
517-371 O.R.

LEDGER ABIGAIL
571-2800 O.R.

BUSH GEORGE
480-1886 O.R.

HUGHES TODD
286-965 OR

WINNING THOMAS P
192-102 O.R.

FRED C
PENNINGTON
408-2138 O.R.

FRED C
PENNINGTON
123-517 O.R.

WHITT BRENDA K
290-1358 O.R.

SAMS CAROL
351-800 O.R.

BEULAH M
PENNINGTON ETAL
602-2132 O.R.
0.91 Ac.
(Pennington Cemetery)

Fence-post bears
S 41-37-26 E, 2445.52'
from stone at N.W. Cor
of Section 6

20' ingress/egress
easement

P.O.B.
(15.76 AC)

449-1058 O.R.
J010010068511

JOHNATHAN K
PENNINGTON
549-2053 O.R.
15.76 Ac.
(3 parcels)

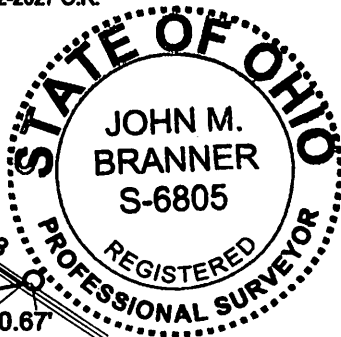
STEPHANIE
PENNINGTON
587-2888 O.R.

BOHN CARL M
489-1991 O.R.

Dixon
292-2027 O.R.

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

J010010068504
GLEN D
PENNINGTON
123-520



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

HEUSS JANUARY
598-1216 O.R.

HEUSS JANUARY NICOLE
558-1721 O.R.

ANTHONY W
PENNINGTON
123-519 O.R.



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

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

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'