

Description checked for

Mathematical Accuracy

ATHENS COUNTY

ENGINEER'S OFFICE

DESCRIPTION OF A 96.52 ACRE TRACT

BY: *Bob Eidenberg*

DATE: *6-30-86*

Situated in Section 1, T.4, R.13, Lodi Township, Athens County, Ohio and being a part of a tract of land as described in Volume 313, Page 645 Athens County Deed Records and being more particularly described as follows:

Commencing at the North-east corner of Section 1, thence, South, 54.36 chains (deed); thence, West, 10.63 chains (deed); thence, North 5.6 chains (deed); thence, West, 12.36 chains (deed); thence, South 28 Degrees 31 Minutes 14 Seconds West, 274.79 feet to the Point of beginning for the tract of land herein described:

Thence, continuing along Grantor's East, line, South 28 Degrees 31 Minutes 14 Seconds West, 274.79 feet to an iron Pin set at base of a tree at a bend in the fence; thence, South 58 Degrees 20 Minutes 31 Seconds West, 729.96 feet to an iron Pin set at base of a spruce tree on the east bank of Shade Creek; thence, South 58 Degree 20 Minutes 31 Seconds West, 76.21 feet to a Point in said creek; thence, along the meanderings of Shade Creek, South 36 Degrees 51 Minutes West, 722.91 feet to a Point; thence, South 31 Degrees 10 minutes 11 Seconds West, 259.71 feet to a Point at the mouth of a ravine; thence, up said ravine, North 73 Degrees 20 Minutes 37 Seconds West, 652.08 feet to a Point; thence, leaving ravine, and along Grantor's West-line, North 13 Degrees 20 Minutes 30 Seconds West, 203.29 feet to a stone found; thence, North 13 Degrees 20 Minutes 30 Seconds West, 1741.07 feet to an iron Pin set on the west -side of County Road 46; thence, North 05 Degrees 31 Minutes West, 218.90 feet to a Point in a ford in Pratts Fork Creek; thence, along said creek South 69 Degrees 11 Minutes 47 Seconds East, 139.73 feet to a Point in the center of a bridge across said creek; thence, along County Road 46, North 08 Degrees 45 Minutes 31 Seconds East, 199.95 feet to a railroad spike set in the intersection of County Road 46 with Township Road 76, said railroad spike being 60 feet west of Shade Creek; thence, along Township Road 76, North 36 Degrees 45 Minutes 47 Seconds West, 27.55 feet to a railroad spike set; thence, leaving said road, North 83 Degrees 38 Minutes East, 44.53 feet to an iron Pipe found by a boulder, a corner in a 145.68 acre tract as recorded in Volume 240, Page 68 Athens County Deed Records; thence, along the lines of said tract, North 16 Degrees 58 Minutes East, 249.55 feet to a cross found in a boulder; thence, North 19 Degrees 08 Minutes East, 325.94 feet to an iron Pin set by a twin branched oak tree at the mouth of a ravine; thence, North 49 Degrees 45 Minutes East, 307.61 feet across a bend in Shade Creek to an iron Pin set; thence, along a random line South 39 Degrees 14 Minutes 28 Seconds East, 768.69 feet to a rail road spike in County Road 46, Passing an iron Pin set at 701.69 feet; thence, along said road, South 79 Degrees 27 Minutes 43 Seconds East, 90.51 feet to a Point; thence, South 81 Degrees 35 Minutes 08 Seconds East, 268.14 feet to a Point; thence, South 82 Degrees 53 Minutes East, 126.21 feet to a Point; thence, South 85 Degrees 45 Minutes 35 Seconds East, 117.74 feet to a Point at the North-west corner of a 1.04 acre tract as recorded in Volume 354, Page 753, Athens County Deed Records; thence, South 10 Degrees 30 Minutes 34 Seconds East, 978.57 feet to a Point in a fence line, Passing iron Pins found on the West-line of the aforementioned 1.04 acre tract at 25.0 feet and 272.00 feet; thence, along a fence-line South 79 Degrees 29 Minutes East, 625.42 feet to the Point of beginning (Passing an iron Pin set at 589.52 feet) and containing 96.52 acres.

Subject to all easements and rights of way of record.

John M. Branner R.L.S. 6805

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# BRANNER SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO

PEACH RIDGE ROAD  
ROUTE 3 BOX 240B  
ATHENS, OHIO 45701

JOHN M. BRANNER  
Registered Land Surveyor

TELEPHONE  
(614) 592-5778

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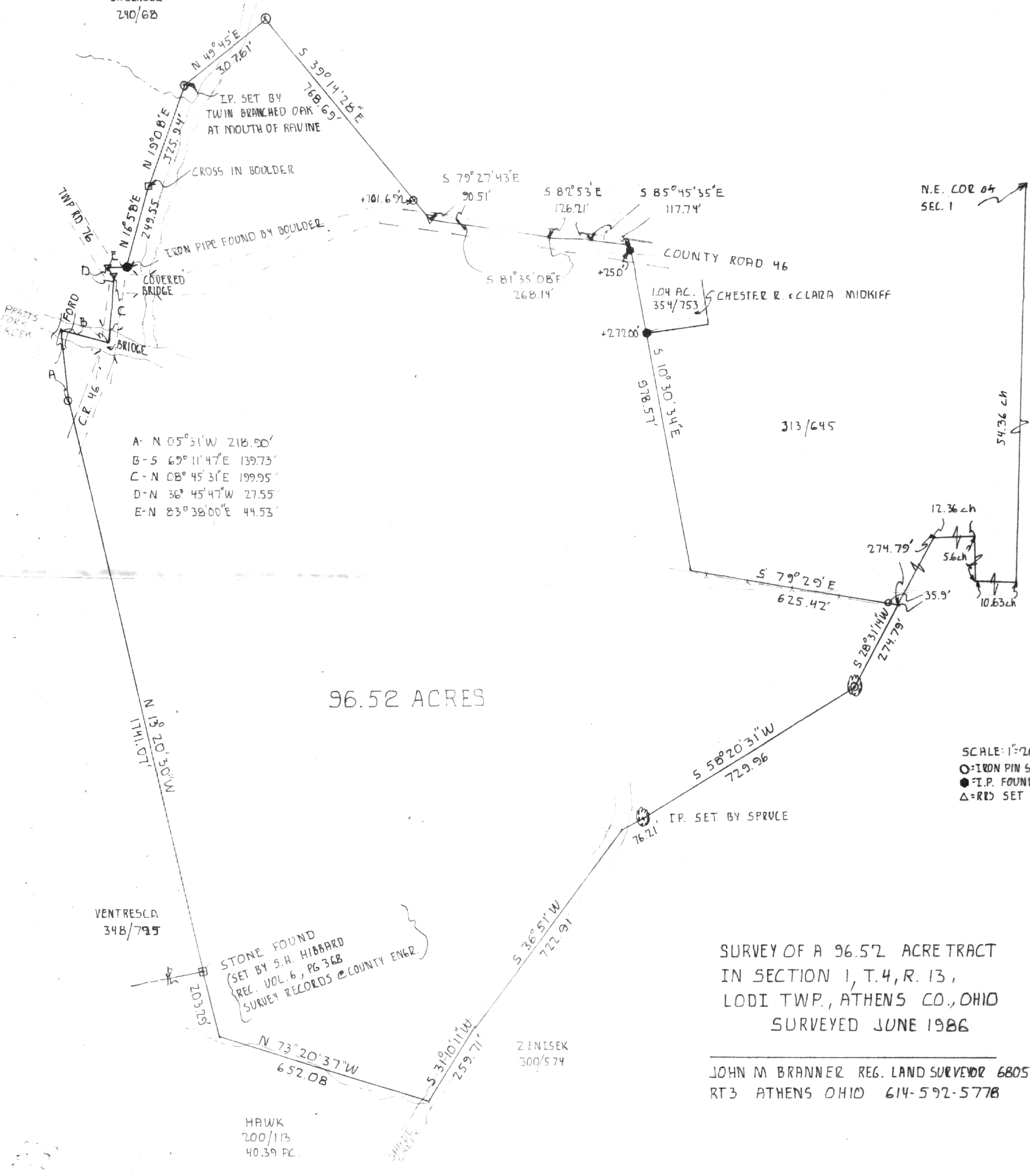
Subject to all easements and rights of way of record.

John M. Branner R.L.S. 6805

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240/68

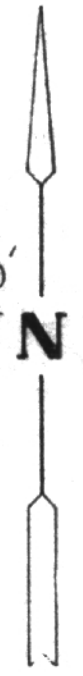


- A - N 05° 31' W 218.90'
- B - S 69° 11' 47" E 139.73'
- C - N 08° 45' 31" E 199.95'
- D - N 36° 45' 47" W 27.55'
- E - N 83° 38' 00" E 44.53'

96.52 ACRES

N.E. COR 04  
SEC. 1

SCALE: 1"=200'  
 ○=IRON PIN SET  
 ●=I.P. FOUND  
 △=RKS SET



SURVEY OF A 96.52 ACRE TRACT  
 IN SECTION 1, T.4, R.13,  
 LODI TWP., ATHENS CO., OHIO  
 SURVEYED JUNE 1986

JOHN M BRANNER REG. LAND SURVEYOR 6805  
 RT3 ATHENS OHIO 614-592-5778