

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Branch Utilitator
DATE: 6/9/20

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

JUN 09 2020

Jill Thompson
Athens County Auditor



Description of an 18.823 Acre Tract

Situated in Fractions 4, 6, & 12, Sections 10 & 16, T.4, R.13, Lodi Township, Athens County, Ohio and a part of the David L. Bircher Et.Al. Trustee, Volume 509, Page 202 of the Official Records of Athens County, Ohio, and being part of Parcel J010010016000, J010010017300, & J010010016100, and being more particularly described as follows:

Commencing at a stone found at the Northeast corner of Section 16, thence S 00°52'01" E, 3861.31 feet to a point in Township Road 78 (Shade Creek Road) and also being the **Point of Beginning** for the survey herein described:

Thence leaving said road and along the West line of Thompson (334-513 D.R.), S 03° 45' 27" E, 762.94 feet to a point in the Middle Branch Shade Creek, passing iron pins set in a fenceline at 50.26 feet and 666.15 feet;

Thence along Middle Branch Shade Creek the following 14 courses:

- (1) N 24° 38' 46" W, 82.20 feet to a point;
- (2) N 68° 23' 29" W, 104.38 feet to a point;
- (3) N 89° 35' 05" W, 86.96 feet to a point;
- (4) N 71° 45' 50" W, 114.78 feet to a point;
- (5) N 63° 12' 31" W, 142.60 feet to a point;
- (6) N 68° 52' 19" W, 229.01 feet to a point;
- (7) N 90° 00' 00" W, 192.19 feet to a point;
- (8) N 79° 57' 47" W, 144.63 feet to a point;
- (9) N 38° 16' 48" W, 148.51 feet to a point;
- (10) S 85° 15' 52" W, 106.86 feet to a point;
- (11) N 81° 40' 03" W, 126.10 feet to a point;
- (12) N 47° 33' 22" W, 99.91 feet to a point;
- (13) N 33° 05' 45" W, 252.73 feet to a point;
- (14) N 29° 23' 11" W, 121.39 feet to a point on a bridge at the intersection of Middle Branch Shade Creek and Township Road 80 (Sargent Road);

Thence along said road the following 2 courses:

- (1) N 56° 31' 48" E, 196.11 feet to a point;
- (2) N 47° 26' 41" E, 167.72 feet to a point at the intersection of Township Road 80 (Sargent Road) and Township Road 78 (Shade Creek Road);

Thence along Township Road 78 (Shade Creek Road) the following seven courses:

- (1) S 33° 21' 38" E, 108.55 feet to a point;
- (2) S 46° 46' 07" E, 148.15 feet to a point;
- (3) S 70° 18' 56" E, 141.08 feet to a point;
- (4) N 89° 44' 14" E, 605.92 feet to a point;
- (5) S 87° 31' 16" E, 247.19 feet to a point;
- (6) S 72° 39' 47" E, 99.40 feet to a point;
- (7) S 37° 16' 40" E, 19.82 feet to the point of beginning **and containing 18.823 acres total**, of which 14.593 acres are contained within Fraction 6 (J010010016000), 2.879 acres are contained within Fraction 4 (J010010016100), & 1.354 acres are contained within Fraction 12 (J010010017300).

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

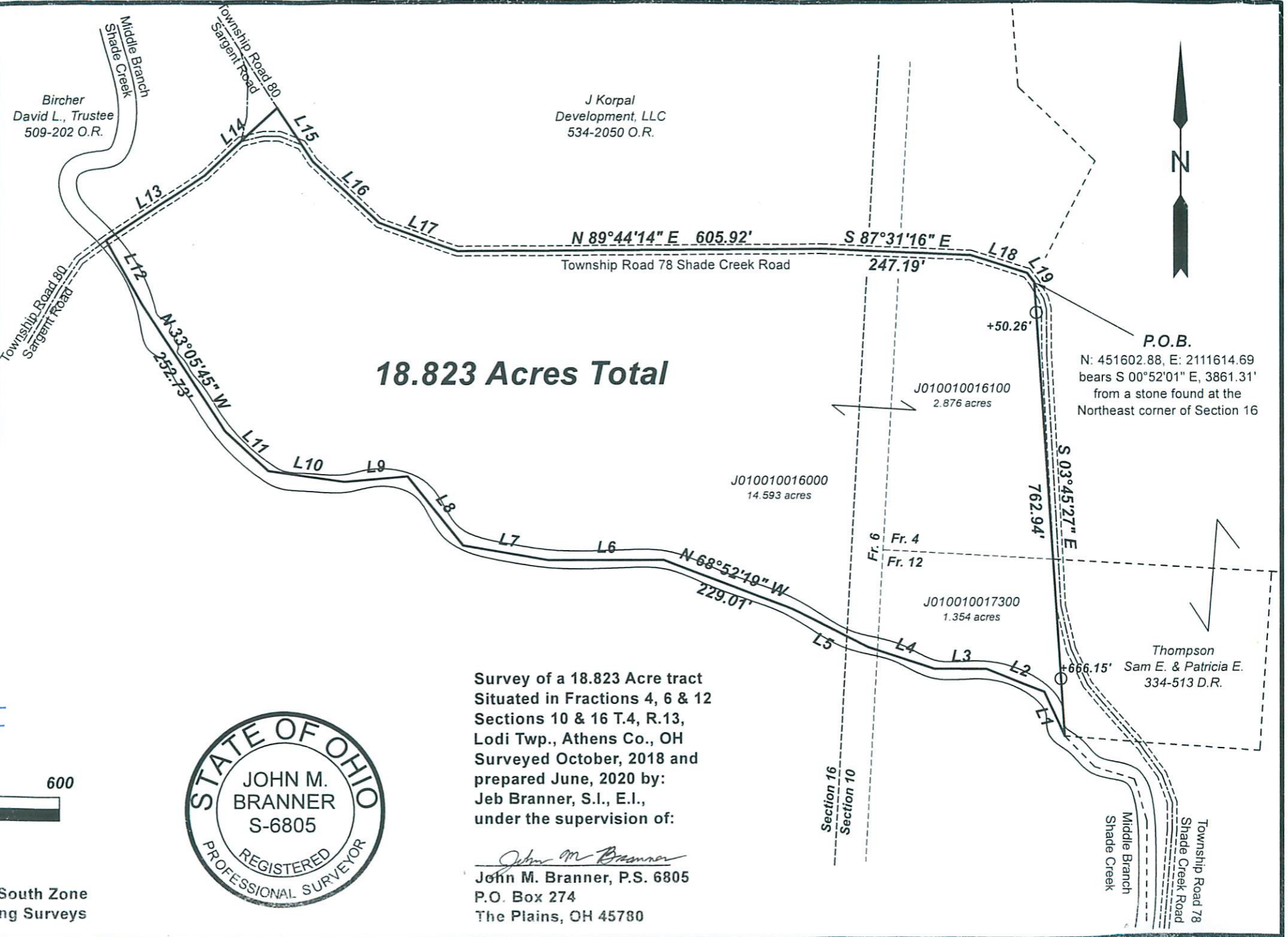
The above description is based on a field survey completed October, 2018 by:

Jeb Branner, S.I., E.I., under the supervision of:

John M. Branner P.S. 6805

John M. Branner

Line Table		
LINE	BEARING	DISTANCE
L1	N 24°38'46" W	82.20'
L2	N 68°23'29" W	104.38'
L3	N 89°35'05" W	86.96'
L4	N 71°45'50" W	114.78'
L5	N 63°12'31" W	142.60'
L6	N 90°00'00" W	192.19'
L7	N 79°57'47" W	144.63'
L8	N 38°16'48" W	148.51'
L9	S 85°15'52" W	106.86'
L10	N 81°40'03" W	126.10'
L11	N 47°33'22" W	99.91'
L12	N 29°23'11" W	121.39'
L13	N 56°31'48" E	196.11'
L14	N 47°26'41" E	167.72'
L15	S 33°21'38" E	108.55'
L16	S 46°46'07" E	148.15'
L17	S 70°18'56" E	141.08'
L18	S 72°39'47" E	99.40'
L19	S 37°16'40" E	19.82'



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Rebecca Williams
DATE: 6/9/20



Survey of a 18.823 Acre tract
Situated in Fractions 4, 6 & 12
Sections 10 & 16 T.4, R.13,
Lodi Twp., Athens Co., OH
Surveyed October, 2018 and
prepared June, 2020 by:
Jeb Branner, S.I., E.I.,
under the supervision of:
John M. Branner
John M. Branner, P.S. 6805
P.O. Box 274
The Plains, OH 45780



Scale 1"=200'
○ = Iron pin set in previous survey
5/8" rebar w/ plastic ID cap
Bearings: N.A.D. Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys