



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Brian W. Wilson
DATE: 6/23/20

PROPERTY DESCRIPTION

14.656 ACRES

**LODI TOWNSHIP, PARCELS: J010010069202, J010010069300 & J010010069203
OFFICIAL RECORD 557, PAGE 1556**

SITUATE IN AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWN 4 NORTH, RANGE 13 WEST, LODI TOWNSHIP, ATHENS COUNTY, OHIO, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE APPROXIMATE CENTERLINE OF MILL SCHOOL ROAD (ALSO KNOWN AS COUNTY ROAD NUMBER 42) INTERSECTS THE EAST LINE OF SECTION 11, SAID POINT BEING THE NORTHEAST CORNER OF THE 9.797 ACRE (TAXED) WENDY S. SHIELDS TRACT (OFFICIAL RECORD 526, PAGE 139)(SEE LAND CONTRACT TO DAVID W. AND BETH A. DILLON (OFFICIAL RECORD 560, PAGE 1764)), FROM WHERE A MARKED STONE FOUND DISTURBED AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 11 BEARS N 02°47'15" E 1589.61 FEET;

THENCE S 83°25'10" W 454.24 FEET, ALONG MILL SCHOOL ROAD AND WITH SAID 9.797 ACRE WENDY S. SHIELDS TRACT, TO A POINT IN THE CENTERLINE OF MILL SCHOOL ROAD AT A COMMON CORNER TO THE 29.173 ACRE (TAXED) CLIFFORD E. AND PAULA SUE MCGURK TRACT (OFFICIAL RECORD 408, PAGE 1099);

THENCE S 76°27'13" W 105.48 FEET, LEAVING TO CENTERLINE OF MILL SCHOOL ROAD AND WITH SAID 29.173 ACRE CLIFFORD E. AND PAULA SUE MCGURK TRACT, TO A P. K. NAIL SET IN THE CONCRETE BRIDGE IN OLD COUNTY ROAD NUMBER 42 AT A COMMON CORNER TO THE 29.189 ACRE (TAXED) DAVID W. DILLON II AND BETH A. DILLON TRACT (OFFICIAL RECORD 390, PAGE 330), PASSING A 5/8" CAPPED IRON REBAR SET AT 37.11 FEET;

THENCE N 06°16'33" E 62.97 FEET, LEAVING OLD COUNTY ROAD NUMBER 42, WITH SAID 29.189 ACRE DAVID W. DILLON II AND BETH A. DILLON TRACT AND THEN WITH THE 35.969 ACRE (TAXED) JASON R. AND DEANNA R. BROOKS TRACT (OFFICIAL RECORD 353, PAGE 193), TO A POINT IN THE CENTERLINE OF MILL SCHOOL ROAD, PASSING A 5/8" CAPPED IRON REBAR FOUND (LABELED #6805) AT 49.26 FEET;

THENCE N 61°17'15" W 180.71 FEET, WITH THE CENTERLINE OF MILL SCHOOL ROAD, TO A POINT;

THENCE N 57°50'58" W 141.62 FEET, WITH THE CENTERLINE OF MILL SCHOOL ROAD, TO A POINT AT A COMMON CORNER TO THE 21.108 ACRE (TAXED) TIFFANY NIGGEMEYER TRACT (OFFICIAL 551, PAGE 1299);



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THENCE, LEAVING THE CENTERLINE OF MILL SCHOOL ROAD, WITH A FENCE RUNNING ALONG THE EASTERLY SIDE OF SAID 21.108 ACRE TIFFANY NIGGEMEYER TRACT, THE FOLLOWING **SIXTEEN (16)** COURSES AND DISTANCES;

- (1) **THENCE N 28°45'13" E 103.22 FEET** TO A 5/8" CAPPED IRON REBAR SET, PASSING A 5/8" CAPPED IRON REBAR SET AT 20.39 FEET;
- (2) **THENCE N 21°14'41" E 42.53 FEET** TO A 18" DOUBLE CHERRY;
- (3) **THENCE N 19°13'15" E 77.77 FEET** TO A 5/8" CAPPED IRON REBAR SET;
- (4) **THENCE N 22°09'19" E 100.01 FEET** TO A 5/8" CAPPED IRON REBAR SET;
- (5) **THENCE N 34°54'03" E 103.88 FEET** TO A 16" CHERRY;
- (6) **THENCE N 32°34'16" E 69.80 FEET** TO A 5/8" CAPPED IRON REBAR SET;
- (7) **THENCE N 14°28'00" E 8.59 FEET** TO A 5/8" CAPPED IRON REBAR SET;
- (8) **THENCE S 08°51'08" W 4.36 FEET** TO A 5/8" CAPPED IRON REBAR SET;
- (9) **THENCE N 20°44'29" E 36.16 FEET** TO A 5/8" CAPPED IRON REBAR SET;
- (10) **THENCE N 10°30'57" E 71.50 FEET** TO A 5/8" CAPPED IRON REBAR SET;
- (11) **THENCE N 07°04'21" E 51.14 FEET** TO A 5/8" CAPPED IRON REBAR SET;
- (12) **THENCE N 04°04'18" E 42.03 FEET** TO A 5/8" IRON REBAR FOUND;
- (13) **THENCE N 08°56'01" E 112.78 FEET** TO A 5/8" IRON REBAR FOUND;
- (14) **THENCE N 66°07'44" E 66.71 FEET** TO A 18" WALNUT;
- (15) **THENCE N 50°54'11" E 132.97 FEET** TO A 5/8" IRON REBAR FOUND;
- (16) **THENCE S 59°09'36" E 487.60 FEET** TO A 5/8" IRON REBAR FOUND IN THE EAST LINE OF SECTION 11;

THENCE S 02°47'15" W 762.22 FEET, WITH THE EAST LINE OF SECTION 11 AND WITH THE 13.5 ACRE (TAXED) JAMES S. NOBLE TRACT (OFFICIAL RECORD 345, PAGE 343), TO THE POINT OF BEGINNING, PASSING A 5/8" CAPPED IRON REBAR FOUND AT 741.37 FEET;

CONTAINING 14.656 ACRES, THERE BEING 0.397 ACRE IN THE MILL SCHOOL ROAD RIGHT OF WAY, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 6/08/2020 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.

BEING THE PERIMETER OF THE SAME TRACTS OR PARCELS OF LAND CONVEYED TO BETTY M. HAFEY IN OFFICIAL RECORD 557, PAGE 1556.

SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, AND DEEDS OF RECORD.

BASIS OF BEARINGS: OHIO STATE PLANE (SOUTH ZONE).

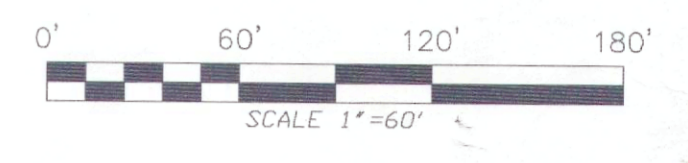
Randall R. Cline II
RANDALL R. CLINE II, PS #8096 OH
PROJECT NUMBER: 2202779



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

JUL 17 2020

Jill Thompson
Athens County Auditor

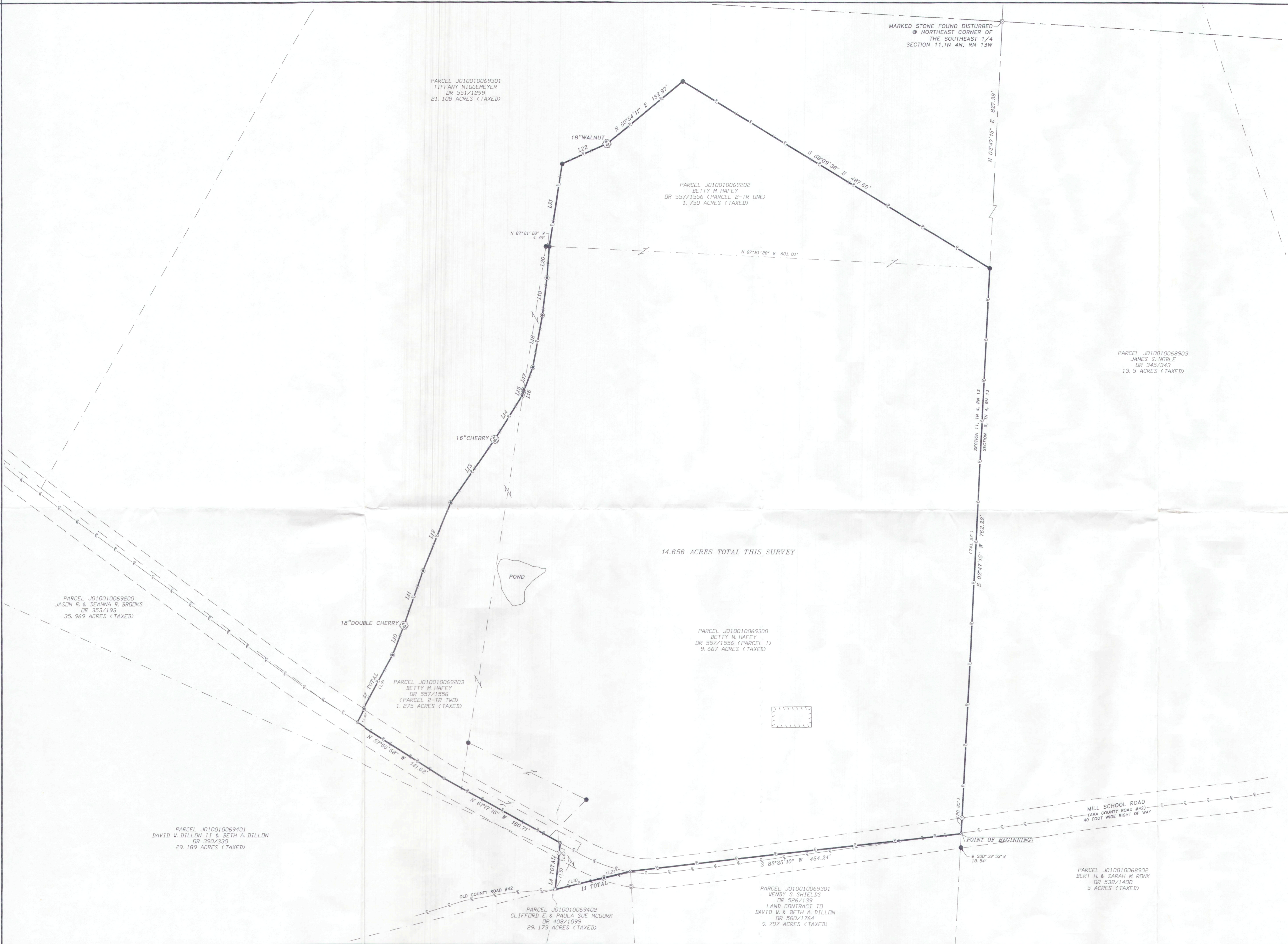


LEGEND
THESE SYMBOLS AND LINES MAY BE FOUND IN THE DRAWING.

- SET 5/8" CAPPED IRON REBAR
- ▲ SET P.K. NAIL
- ⊙ FOUND CAPPED IRON REBAR
- FOUND IRON REBAR/ROD
- FOUND IRON PIPE
- ⊗ FOUND MARKED STONE
- POINT
- PROPERTY LINE
- - - RIGHT OF WAY
- - - SECTION LINE
- - - MARKED LINE
- - - TAX PARCEL LINE
- - - CENTERLINE
- - - RUN/DITCH
- ||||| STRUCTURE

LINE	BEARING	DISTANCE
L1	S 76°27'13" W	105.48'
L2	S 76°27'13" W	37.11'
L3	S 76°27'13" W	68.37'
L4	N 06°16'33" E	62.97'
L5	N 06°16'33" E	49.26'
L6	N 06°16'33" E	13.71'
L7	N 28°45'13" E	103.22'
L8	N 28°45'13" E	20.39'
L9	N 28°45'13" E	82.83'
L10	N 21°14'43" E	42.53'
L11	N 19°13'15" E	77.77'
L12	N 22°09'19" E	100.01'
L13	N 34°54'03" E	103.88'
L14	N 32°34'16" E	69.80'
L15	N 14°28'00" E	8.59'
L16	S 08°51'08" W	4.36'
L17	N 20°44'29" E	36.16'
L18	N 10°30'57" E	71.50'
L19	N 07°04'21" E	51.14'
L20	N 04°04'18" E	42.03'
L21	N 08°56'01" E	112.78'
L22	N 66°07'44" E	66.71'

REFERENCES
BEING A PART OF THE SE 1/4
SECTION 11, TOWN 4 NORTH, RANGE 13 WEST
LODI TOWNSHIP
ATHENS COUNTY, OHIO
PARCELS: J010010069300, J010010069202, J010010069300
& J010010069203
OFFICIAL RECORD 557, PAGE 1556
PLATS ON FILE IN THE ATHENS
COUNTY, OHIO, ENGINEER'S
OFFICE.



14.656 ACRES TOTAL THIS SURVEY

PROJECT INFORMATION	REVISIONS:
	REVISIONS: 6/16/2020—LINE 10 (39—41)
DATE: 6/10/2020	



PICKERING ASSOCIATES
Architects • Engineers • Surveyors
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(304) 464-5305 PICKERING USA.COM

PART OF THE SE 1/4 OF
SECTION 11, TOWN 4 NORTH, RANGE 13 WEST
LODI TOWNSHIP
ATHENS COUNTY, OHIO

BOUNDARY SURVEY
COMBINE EXISTING PARCELS:
14.656 ACRES TOTAL

PROJECT #
2202779

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Randall M. Robinson*
DATE: 6/23/20