



Architects • Engineers • Surveyors

PROPERTY DESCRIPTION
22.596 ACRE TRACT & 60 FOOT WIDE EASEMENT
LODI TOWNSHIP, SECTION 16, TOWN 4 NORTH, RANGE 13 WEST
TAX PARCEL NUMBER J010010018200
OFFICIAL RECORD 589, PAGE 625

SITUATE IN AND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWN 4 NORTH, RANGE 13 WEST, LODI TOWNSHIP, ATHENS COUNTY, OHIO. BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON REBAR FOUND IN THE NORTH LINE OF SECTION 16, SAID REBAR BEING A COMMON CORNER TO THE 66.91 ACRE (TAXED) NANCY C. BIRCHER TRUST TRACT (NANCY BIRCHER TRUSTEE) (OFFICIAL RECORD 540, PAGE 482) AND TO THE 21.81 ACRE (TAXED) ATHENS COUNTY LAND REUTILIZATION CORPORATION TRACT (OFFICIAL RECORD 589, PAGE 625), FROM WHERE A MARKED STONE FOUND AT THE NORTHEAST CORNER OF SECTION 16 BEARS S 86°57'56" E 1398.48 FEET;

THENCE, LEAVING THE NORTH LINE OF SECTION 16 AND WITH SAID 66.91 ACRE NANCY C. BIRCHER TRUST TRACT, THE FOLLOWING **SIX (6)** COURSES AND DISTANCES;

- (1) **THENCE S 03°00'31" W 1163.23 FEET** TO A 1/2" IRON REBAR FOUND;
- (2) **THENCE S 46°48'04" W 123.55 FEET** TO A 1/2" IRON REBAR FOUND;
- (3) **THENCE S 83°58'05" W 171.05 FEET** TO A 1/2" IRON REBAR FOUND;
- (4) **THENCE S 01°37'00" E 13.04 FEET** TO A 1/2" IRON REBAR FOUND;
- (5) **THENCE S 57°13'30" W 249.39 FEET** TO A 1/2" IRON REBAR FOUND;
- (6) **THENCE N 86°47'54" W 246.23 FEET** TO A 1/2" IRON REBAR FOUND AT A COMMON CORNER TO THE 1 ACRE (TAXED) DARRELL MONTGOMERY TRACT (OFFICIAL RECORD 342, PAGE 2587);

THENCE N 00°25'21" E 858.40 FEET, WITH SAID 1 ACRE DARRELL MONTGOMERY TRACT AND THEN WITH THE 9.45 ACRE (TAXED) DONNIE G. AND RUBY R. SKINNER TRACT (OFFICIAL RECORD 353, PAGE 2690), TO A 5/8" CAPPED IRON REBAR SET AT A COMMON CORNER TO THE 5.36 ACRE (TAXED) DONNIE G. AND RUBY R. SKINNER TRACT (OFFICIAL RECORD 209, PAGE 838), PASSING A 5/8" CAPPED IRON REBAR SET AT 150.00 FEET;

THENCE N 03°18'05" E 580.11 FEET, WITH SAID 5.36 ACRE DONNIE G. AND RUBY R. SKINNER TRACT, TO A 5/8" CAPPED IRON REBAR SET IN THE NORTH LINE OF SECTION 16, FROM WHERE A 5/8" CAPPED IRON REBAR FOUND (LABELED GW BAYHA PS 6139) BEARS N 03°18'05" E 8.51 FEET;

THENCE S 86°57'56" E 737.69 FEET, WITH THE NORTH LINE OF SECTION 16, TO THE POINT OF BEGINNING;

CONTAINING 22.596 ACRES, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 6/10/2022 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.

BEING THE SAME TRACT OR PARCEL OF LAND CONVEYED TO ATHENS COUNTY LAND REUTILIZATION CORPORATION IN OFFICIAL RECORD 589, PAGE 625.

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

ALSO GRANTING THE FOLLOWING 60 FOOT WIDE – 0.309 ACRE INGRESS, EGRESS AND UTILITY EASEMENT, FROM SARGENT ROAD (ALSO KNOWN AS TOWNSHIP ROAD NUMBER 80) TO THE HEREIN DESCRIBED 22.596 ACRE TRACT, SAID EASEMENT BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:



Architects • Engineers • Surveyors

BEGINNING AT A 1/2" IRON REBAR FOUND, SAID REBAR BEING A COMMON CORNER TO THE 1 ACRE DARRELL MONTGOMERY TRACT (OFFICIAL RECORD 342, PAGE 2587), TO THE 66.91 ACRE NANCY C. BIRCHER TRUST TRACT (NANCY BIRCHER TRUSTEE) (OFFICIAL RECORD 540, PAGE 482) AND TO THE 21.81 ACRE (TAXED) ATHENS COUNTY LAND REUTILIZATION CORPORATION TRACT (OFFICIAL RECORD 589, PAGE 625), FROM WHERE THE NORTHEAST CORNER OF SECTION 16 BEARS N 58°38'12" E 2544.74 FEET;

THENCE S 86°47'54" E 60.00 FEET, WITH SAID 66.91 ACRE NANCY C. BIRCHER TRUST TRACT, TO A 5/8" CAPPED IRON REBAR SET;

THENCE, BINDING ON SAID 66.91 ACRE NANCY C. BIRCHER TRUST TRACT AND WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 80.19 FEET, WITH A RADIUS OF 60.00 FEET AND WITH A CHORD BEARING S 41°29'15" W 74.35 FEET, TO A 5/8" CAPPED IRON REBAR SET;

THENCE S 79°46'25" W 167.50 FEET, BINDING ON SAID 66.91 ACRE NANCY C. BIRCHER TRUST TRACT, TO A POINT IN THE CENTERLINE OF SARGENT ROAD (ALSO KNOWN AS TOWNSHIP ROAD NUMBER 80), PASSING A 5/8" CAPPED IRON REBAR SET AT 131.95 FEET;

THENCE N 39°31'50" W 68.80 FEET, WITH THE CENTERLINE OF SARGENT ROAD, TO A POINT AT A COMMON CORNER TO SAID 1 ACRE DARRELL MONTGOMERY TRACT;

THENCE N 79°46'25" E 201.18 FEET, LEAVING THE CENTERLINE OF SARGENT ROAD AND WITH SAID 1 ACRE DARRELL MONTGOMERY TRACT, TO POINT OF BEGINNING, PASSING A BENT 5/8" IRON REBAR FOUND AT 31.35 FEET; CONTAINING 0.309 ACRE, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 6/10/2022 AS SHOWN ON SAID PLAT ATTACHED HERETO AND MADE APART THEREOF.

BASIS OF BEARINGS: OHIO STATE PLANE SOUTH ZONE

Randall R. Cline II

RANDALL R. CLINE II

PS #8096 OH

PROJECT NUMBER: 2222765 & ESMT



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

OCT 13 2022

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Rebecca White*
DATE: 10/13/22



LEGEND

THREE DASHED AND LINE MAY BE FOUND IN THE SHADING

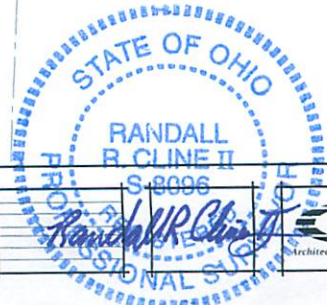
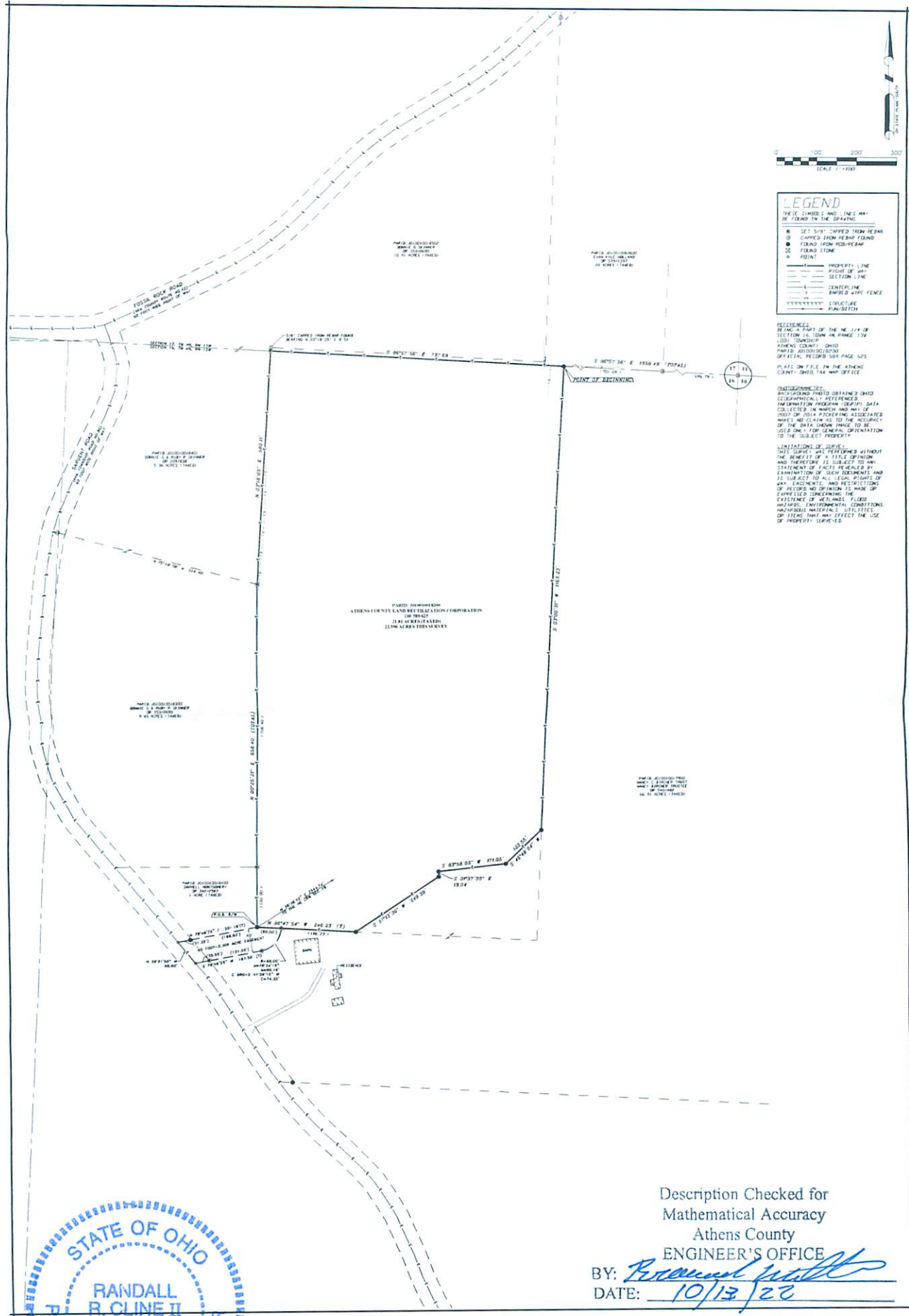
- SET 5/8" CHIPPED IRON REBAR
- CHIPPED IRON REBAR FOUND
- FOUND FROM REBAR FOUND
- FOUND STONE
- POINT

PROPERTY LINE
 --- FENCE OR BAR
 --- SECTION LINE
 --- CENTERLINE
 --- SHIPPED WIRE FENCE
 --- SURVEY LINE
 --- ADJUNCTION

REFERENCES BEING A PART OF THE NE 1/4 OF SECTION 16, TOWNSHIP 4N, RANGE 13W, LODI TOWNSHIP, ATHENS COUNTY, OHIO. PARCEL IDENTIFICATION OFFICIAL, RECORDS DIVISION, SURFACE SURVEY PLATS ON FILE IN THE ATHENS COUNTY OHIO TAX MAP OFFICE.

DISCLAIMER:
 SURVEYING METHODS OBTAINED INTO GEOGRAPHICALLY REFERENCED DATA COLLECTED IN MARCH AND MAY OF 2007 BY THE PICKERING ASSOCIATES HAS BEEN CLAIMED TO THE ACCURACY OF THE DATA SHOWN HERE TO BE USED ONLY FOR GENERAL ORIENTATION TO THE SUBJECT PROPERTY.

LIMITATIONS OF SURVEY:
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION AND THEREFORE IS SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS AND IS SUBJECT TO ALL LEGAL RIGHTS OF ANY PERSONS AND PERMITTING OF RECORDS OR OPINION IS MADE UP THEREOF CONCERNING THE EXISTENCE OF UNDISCOVERED BURIED OR ENVIRONMENTAL CONDITIONS OR ITEMS THAT MAY AFFECT THE USE OF PROPERTY SURVEYED.



1283 EMERSON AVENUE, PARKERSBURG, WV 26104
 (304) 864-5305 PICKERINGUSA.COM

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *[Signature]*
 DATE: 10/13/20

PART OF THE NORTHEAST 1/4
 SECTION 16, TN 4N, RN 13W
 LODI TOWNSHIP
 ATHENS COUNTY, OHIO

BOUNDARY SURVEY
 EXISTING PARCEL:
 22.596 ACRES
 0.309 ACRE EASEMENT
 DATE: 8/10/2022
 PROJECT #222780

