

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Paul Miller*
DATE: 8/23/17

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

AUG 24 2017

Jill Thompson
Athens County Auditor

Exhibit A

DESCRIPTION OF A 67.975 ACRE TRACT

Situated in Fraction 19, Section 20, T.4, R.13, Lodi Township, Athens County, Ohio and being a part of H2 Development LLC 215.39 acre tract (509-1606 OR) and being more particularly described as follows:

Commencing at the Southwest corner of Fraction 19, Section 20, Lodi Township;
Thence N 68° 46' 08" E, 949.69 feet to a 1" iron pipe found by a fence corner and also being the **Point of Beginning** for the survey herein described:

Thence along a fenceline following the East line of Grim (352-819 OR),
N 3° 15' 23" E, 1795.74 feet to a 48" White Oak corner tree;
Thence along a fenceline following the South line of Gibbs (267-1778 OR),
S 86° 34' 13" E, 1103.18 feet to a point in the center of County Road 33A (Old US Route 33),
passing an iron pin set at 1063.18 feet and a State Right of Way monument bearing S 86° 34' 13"
E, 40.00 feet;

Thence along said road and new lines created by this survey, the following five courses:

- S 40° 18' 59" E, 406.50 feet to a point;
- S 32° 45' 50" E, 385.09 feet to a point;
- S 31° 34' 56" E, 839.96 feet to a point;
- S 25° 24' 00" E, 194.71 feet to a point;
- S 17° 32' 12" E, 121.12 feet to a point;

Thence leaving said road and along a fenceline following the the North line of Johnson (338-1034 OR),

S 87° 47' 33" W, 2236.20 feet to the point of beginning, passing an iron pin found at 50.77 feet
and containing 67.975 Acres.

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

The above description is based on a field survey completed August 2017 by

John M. Branner P.S. 6805

John M. Branner



724-998-0124

Gibbs
Marjorie Ann
267-1778 OR
137.310 Ac

CR-33A
Old US Route 33

S 86° 34' 13" E
40.00'

S 86° 34' 13" E
1103.18'

State R/W
Monument

S 40° 18' 59" E
406.50'

S 32° 45' 50" E
385.09'

0' 300' 600' 900'



Scale 1"=300'

○ = Iron pin set 5/8" rebar w/ plastic ID cap

● = Iron pin found

Bearings: N.A.D. Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys

Survey of a 67.975 Acre tract
Situated in Fraction 19, Section 20,
T.4, R.13, Lodi Twp., Athens Co., OH
Surveyed August, 2017

By: *John M. Branner*
John M. Branner, P.S. 8605
P.O. Box 274
The Plains, OH 45780

Book Page
579 1226

Instrument
202100001523 OR

Grim
Richard F
& Glenna H
352-819 OR
43.400 Ac

N 3° 15' 23" E
1795.74'

67.975 Acres

Being a part of
H2 Developments LLC
215.39 Acre Tract
506-1606 OR

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BY: _____
DATE: _____

S 25° 24' 00" E
194.71'

S 17° 32' 12" E
121.12'

S 87° 47' 33" W
2236.20'

+50.77'

CR-33A
Old US Route 33

P.O.B.

(Coordinates: N: 440427.24, E: 2100086.56)
bears N 68° 46' 08" E, 949.69 feet,
(calculated), from Southwest corner
of Fraction 19, Section 20

Johnson
Ed
338-1034 OR
13.71 Ac

