

**DESCRIPTION OF A 7.321 ACRE TRACT**

**to be continuous and contiguous with Parcel J010010023501, Swatzel (357-2078 O.R.)**

Situated in Fractions 30 & 31, Section 21, T.4, R.13, Lodi Township, Athens County, Ohio and being a part of Parcel J010010023500 as described in Volume 543, Page 951 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at a point in County Road 44 (Shade Road), bearing N 85° 28' 46" W, 1914.01 feet (calculated) from the Northeast corner of Fraction 31:

Thence along a new line created by this survey,  
**S 19° 39' 17" W, 947.26 feet** to an iron pin set, passing an iron pin set at 35.00 feet;  
Thence along the lines of Swatzel (357-2078 O.R.),  
**N 31° 42' 42" W, 600.00 feet** to an iron pin found;  
Thence along the lines of Swatzel (514-1238 O.R.), the following three courses:  
(1) **N 16° 04' 25" E, 97.88 feet** to an iron pin found;  
(2) **N 75° 09' 21" W, 165.14 feet** to an iron pin found;  
(3) **N 04° 01' 24" E, 253.68 feet** to an iron pin found, passing an iron pin found at 190.84 feet;  
Thence along the lines of Croston (8-431 O.R.),  
**S 76° 35' 38" E, 376.94 feet** to an iron pin found, passing an iron pin found at 143.03 feet;  
Thence along the lines of Scragg (376-532 O.R.),  
**S 62° 23' 03" E, 240.22 feet** to an iron pin found;  
**N 36° 28' 54" E, 240.10 feet** to a point in County Road 44 (Shade Road), passing an iron pin found at 218.40 feet;  
Thence along said road,  
**S 85° 30' 38" E, 26.53 feet** to the Point of Beginning, passing an iron pin found at 218.40 feet and **containing 7.321 acres total** of which 0.014 acres are contained within Fraction 30 and 7.307 acres are contained within Fraction 31 and all of which is to be continuous and contiguous with Parcel J010010023501, Swatzel (357-2078 O.R.).

Subject to all easements and rights of way of record.  
Iron pins set are 5/8 inch by 30 inch rebar with I.D. Cap stamped "Branner Surveying 8816"  
Bearing: Grid North – N.A.D. 83 – Ohio South Zone  
The above description is based on a field survey completed February, 2022 by  
Jeb Branner, P.S. 8816

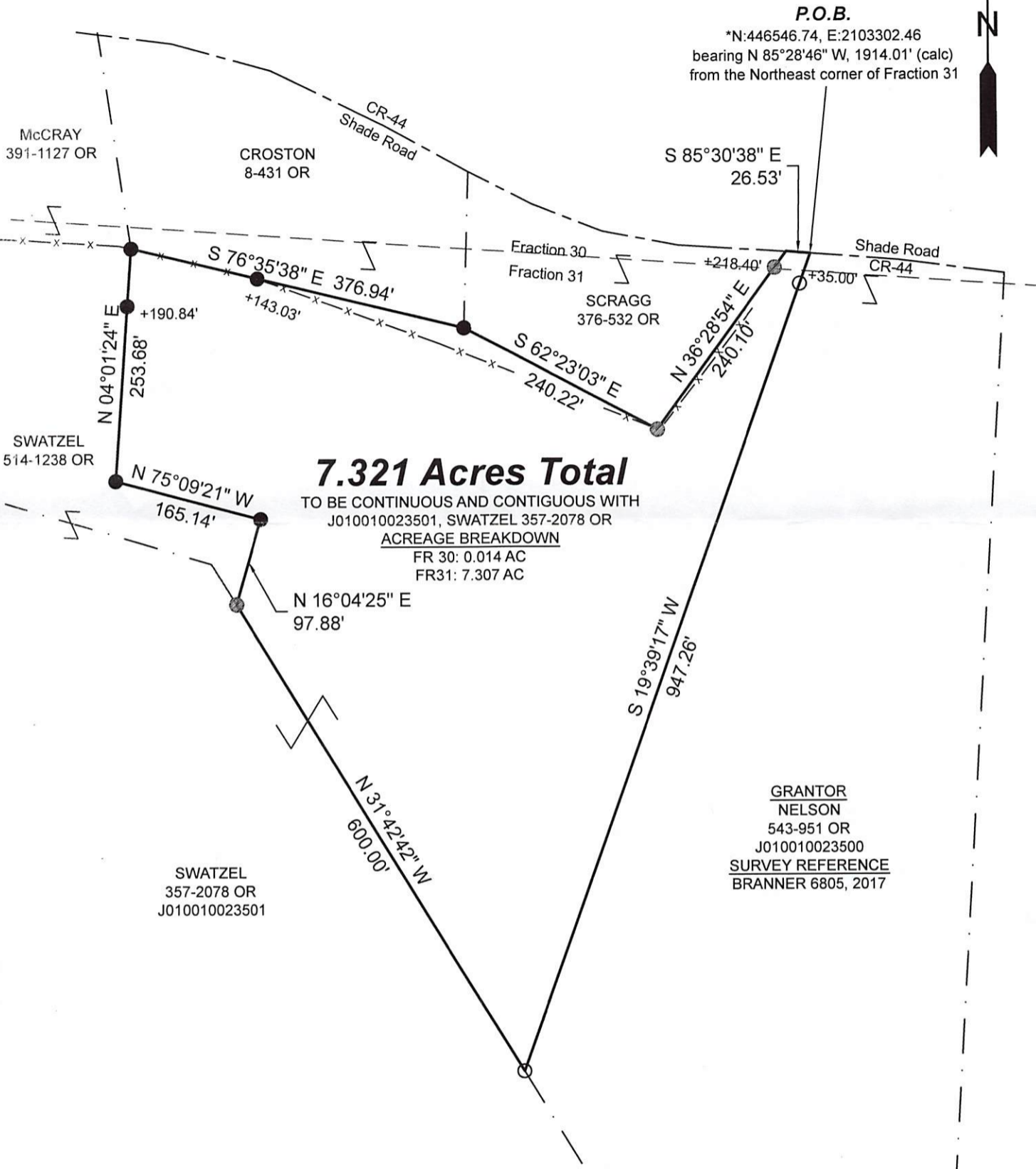


Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Chris E. Stow  
DATE: 2/17/22

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

FEB 17 2022

Jill Thompson  
Athens County Auditor



### 7.321 Acres Total

TO BE CONTINUOUS AND CONTIGUOUS WITH  
J010010023501, SWATZEL 357-2078 OR  
ACREAGE BREAKDOWN  
FR 30: 0.014 AC  
FR31: 7.307 AC

GRANTOR  
NELSON  
543-951 OR  
J010010023500  
SURVEY REFERENCE  
BRANNER 6805, 2017

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *John E. Branner*  
DATE: 2/17/22

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

FEB 17 2022

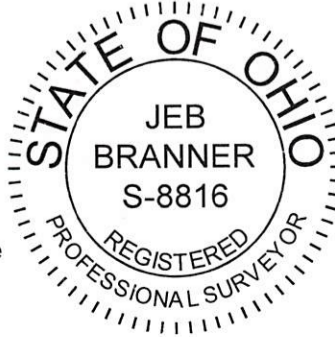
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Scale 1"=150'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found
- = Iron pin set by John Branner PS 6805

Bearings: N.A.D. 83 - Grid North - Ohio South Zone  
Ref. Docs.: Tax Plats, Deeds, Existing Surveys  
\*Coordinates are to be used GIS purposes only



**SURVEY OF A 7.321 ACRE TRACT**  
Sited in Fractions 30 & 31,  
Section 21, T.4, R.13,  
Lodi Twp., Athens Co., OH  
Surveyed February, 2022

By: *JEB*  
Jeb Branner, P.S. 8816  
P.O. Box 274  
The Plains, OH 45780