

DESCRIPTION OF A 5.044 ACRE TRACT

Tract 1

Situated in Section 24, T.4, R.13, Lodi Township, Athens County, Ohio and being a part of Parcel J010010060100 as described in Volume 12, Page 371 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at a stone found at the Northeast corner of Section 24, thence S 03° 16' 37" W, 1453.29 feet to a point on the South line of Sturbois (499-1560 O.R.), thence along the South line of Sturbois, N 86° 40' 54" W, 737.05 feet to an iron pin set and also being the **Point of Beginning** for the tract of land herein described:

Thence along new lines created by this survey:

S 04° 21' 46" W, 291.29 feet to an iron pin set;

N 81° 58' 01" W, 808.63 feet to a point in County Road 75 (Coolville Ridge Road), passing an iron pin set at 771.35 feet;

Thence along said road,

N 20° 16' 27" W, 245.28 feet to a point;

Thence leaving said road and along the South line of Sturbois,

S 86° 40' 54" E, 909.37 feet to the Point of Beginning, passing an iron pin set at 39.40 feet and **containing 5.044 acres.**

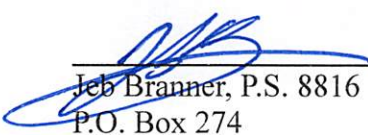
Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"

Bearing: Grid North – N.A.D. 83 – Ohio South Zone


The attached map is considered to be an integral part of this description and to be included in any future transfers.

The above description is based on a field survey completed November, 2024 by


Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, Ohio 45780
740-592-5778



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 12/4/24

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

DEC 04 2024

Jill Davidson
Athens County Auditor

DESCRIPTION OF A 5.039 ACRE TRACT

Tract 2

Situated in Section 24, T.4, R.13, Lodi Township, Athens County, Ohio and being a part of Parcel J010010060100 as described in Volume 12, Page 371 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at a stone found at the Northeast corner of Section 24, thence S 03° 16' 37" W, 1453.29 feet to a point on the South line of Sturbois (499-1560 O.R.), thence along the South line of Sturbois, N 86° 40' 54" W, 737.05 feet to an iron pin set, thence along the East line of Tract 1 of this survey, S 04° 21' 46" W, 291.29 feet to an iron pin set and also being the **Point of Beginning** for the tract of land herein described:

Thence along new lines created by this survey:

S 04° 21' 46" W, 298.95 feet to an iron pin set;

N 82° 00' 52" W, 661.46 feet to a point in County Road 75 (Coolville Ridge Road), passing an iron pin set at 635.32 feet;

Thence along said road,

N 21° 03' 36" W, 342.03 feet to a point;

Thence leaving said road and along a new line created by this survey,

S 81° 58' 01" E, 808.63 feet to the Point of Beginning, passing an iron pin set at 37.28 feet and **containing 5.039 acres.**

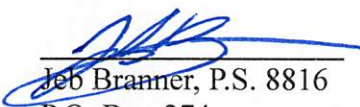
Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"

Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The attached map is considered to be an integral part of this description and to be included in any future transfers.

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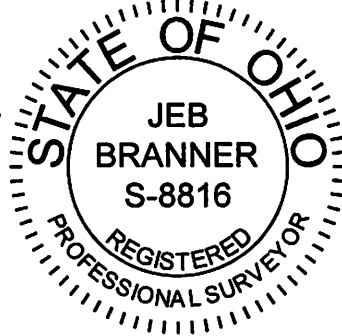
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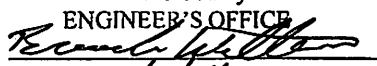
Jill Davidson
Athens County Auditor

SURVEY OF 5 TRACTS
Situating in Section 24, T.4, R.13,
Lodi Twp., Athens Co., OH
Surveyed Completed November, 2024

By: 
Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, OH 45780
740-592-5778



Line Table		
LINE	BEARING	DISTANCE
L1	N 33°34'09" E	139.83'
L2	N 27°09'31" E	65.48'
L3	N 16°41'35" E	52.45'
L4	N 16°41'35" E	15.06'
L5	N 03°08'04" W	98.95'

Description Checked for:
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Scale 1"=200'
○ = Iron pin set 5/8" rebar w/ plastic ID cap
● = Iron pin found unless otherwise noted
□ = Stone found
Bearings: N.A.D. 83 - Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys
*Coordinates are to be used for GIS purposes only

