

DESCRIPTION OF A 5.048 ACRE TRACT
Tract 4

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:

Beginning at an iron pin set bearing S 50° 47' 12" W, 2490.28 feet from a stone found at the Northeast corner of Section 24:

Thence along the line of Berry (304-937 O.R.),
S 87° 44' 52" E, 287.95 feet to a point in County Road 75 (Coolville Ridge Road), passing an iron pin set at 260.19 feet;

Thence along said road the following three courses:

- (1) **S 21° 03' 36" E, 342.03 feet** to a point;
- (2) **S 03° 08' 04" E, 98.95 feet** to a point;
- (3) **S 16° 41' 35" W, 15.06 feet** to a point;

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

S 82° 12' 33" W, 610.92 feet to an iron pin set, passing an iron pin set at 25.83 feet;

Thence along the line of Berry,

N 20° 11' 03" E, 560.99 feet to the Point of Beginning and **containing 5.048 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

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

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

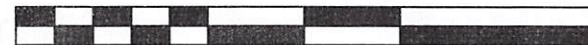


Line Table		
LINE	BEARING	DISTANCE
L1	N 33°34'09" E	139.83'
L2	N 27°09'31" E	65.48'
L3	N 16°41'35" E	52.45'
L4	N 16°41'35" E	15.06'
L5	N 03°08'04" W	98.95'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Rebecca Wilkins
DATE: 12/4/24

0' 200' 400' 600'



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

P.O.B.
(TRACT 5)
bearing S 42°00'49" W, 3409.36'
from the P.O.C.
(Northeast corner of Section 24)

P.O.B.
(TRACT 4)
bearing S 50°47'12" W, 2490.28'
from the P.O.C.
(Northeast corner of Section 24)

BSDJ FARMS LLC
583-1075 OR

CR-75
COOLVILLE RIDGE RD

GRANTOR
COOLEY
12-371 OR
J010010060100
(REMAINDER 37.265 AC)

SURVEY REF
63.87 AC
HIBBARD
MARCH 1920
CO RECORDS 8-248

found on hillside
thrust onto side
with faint notch
(in Section 18)

