

**DESCRIPTION OF 7.838 ACRES  
LYING EAST OF U.S. ROUTE 33  
AND NORTH OF RAINBOW LAKE ROAD  
PART 1**

Situated in the State of Ohio, County of Athens, Township of Lodi, lying in the Northwest Quarter of Section 25, Township 4 North, Range 13 West, being all of a 7.838 acre tract conveyed to Jack G. Shaw (Parcel Three, P.P.N. J01-00100301-03) by deed of record in Official Record 541, Page 744, Recorder's Office, Athens County, Ohio, and being bounded and more particularly described as follows:

**Beginning**, at the northeast corner of the southwest quarter of said Section 25, at the northeasterly corner of a 28.397 acre tract conveyed to Jack G. Shaw (Parcel One), by deed of record in Official Record 541, Page 744;

Thence North  $86^{\circ}04'56''$  West, a distance of 1064.24 feet, along the half section line of said section 25, and the northerly line of said 28.397 acre tract, to a 5/8 inch rebar with a cap stamped "ENGLAND" found, at the southeasterly corner of said 7.838 acre tract, and the southwesterly corner of a 48.967 acre tract conveyed to Jeffrey J. Allison, by deed of record in Official Record 522, Page 2246, and being the **Point of True Beginning**;

Thence North  $86^{\circ}04'56''$  West, a distance of 473.61 feet, along the southerly line of said 7.838 acre tract, the northerly line of said 28.397 acre tract, and the northerly line of a 5.361 acre residual tract (Parcel Two) conveyed to Jack G. Shaw, by deed of record in Official Record 541, Page 744, to a 5/8 inch rebar found, at the westerly common corner of said 7.838 acre tract and said 5.361 acre tract, the northeasterly corner of a 7.825 acre tract conveyed to the State of Ohio, by deed of record in Official Record 162, Page 90, the southeasterly corner of a 7.782 acre tract conveyed to the State of Ohio, by deed of record in Official Record 294, Page 570, and on the easterly limited access right-of-way of U.S. Route 33, as shown on plan ATH-33-40.981(25.46);

Thence with the following three (3) courses and distances, along the lines common to said 7.838 acre tract, said 7.782 acre tract, and said U.S. Route 33:

- 1) North  $25^{\circ}59'55''$  East, a distance of 156.64 feet, to a 3/4 inch iron pin with a cap stamped "O.D.O.T." found;
- 2) North  $21^{\circ}48'21''$  West, a distance of 448.86 feet, to a 3/4 inch iron pin with a cap stamped "O.D.O.T." found;
- 3) North  $10^{\circ}50'16''$  East, a distance of 120.31 feet, to a 3/4 inch iron pin with a cap stamped "O.D.O.T." found, at the northerly common corner of said 7.838 acre tract and said 7.782 acre tract, the southeasterly corner of a 8.140 acre tract conveyed to the State of Ohio, by deed of record in Official Record 308, Page 1678, and the southwesterly corner of a 8.623 acre tract conveyed to the State of Ohio, by deed of record in Official Record 490, Page 2404;

Thence South  $87^{\circ}10'31''$  East, a distance of 579.13 feet, along the line common to said 7.838 acre tract and said 8.623 acre tract, to a 5/8 inch rebar with a cap stamped "ENGLAND" found, at the easterly common corner of said 7.838 acre tract and said 8.623 acre tract, and on the westerly line of said 48.967 acre tract;

Thence South  $02^{\circ}34'04''$  West, a distance of 680.20 feet, along the line common to said 7.838 acre tract and said 48.967 acre tract, to the **Point of True Beginning**, containing 7.838 acres more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) Epoch 2010. Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of the centerline of U.S. Route 33, having a bearing of South  $04^{\circ}15'14''$  East and monumented as shown hereon, is designated the "basis of bearing" for this description.

It is the intent of this description to correct a poor description in previous record.

All rebar set are 5/8 inch DIA. 30 inches in length, with an orange plastic cap stamped "P.S. 8047".

The above description is based on an actual field survey performed in November of 2025.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Reynold Hulse  
DATE: 12/22/25



Compass 360 Surveying

Scott D. Grundei 12/16/25  
Scott D. Grundei, P.S. Date  
Registered Surveyor No. 8047



**DESCRIPTION OF 4.671 ACRES  
LYING EAST OF U.S. ROUTE 33  
AND NORTH OF RAINBOW LAKE ROAD  
PART 2**

Situated in the State of Ohio, County of Athens, Township of Lodi, lying in the Southwest Quarter of Section 25, Township 4 North, Range 13 West, being all of the remainder of a 5.361 acre tract conveyed to Jack G. Shaw (Parcel Two, P.P.N. J01-00100297-02) by deed of record in Official Record 541, Page 744, Recorder's Office, Athens County, Ohio, and being bounded and more particularly described as follows:

**Beginning**, at the northeast corner of the southwest quarter of said Section 25, at the northeasterly corner of a 28.397 acre tract conveyed to Jack G. Shaw (Parcel One), by deed of record in Official Record 541, Page 744;

Thence North  $86^{\circ}04'56''$  West, a distance of 1111.36 feet, passing a 5/8 inch rebar with a cap stamped "ENGLAND" found at a distance of 1064.24 feet, along the half section line of said section 25, and the northerly line of said 28.397 acre tract, to a rebar set, at the northwesterly corner of said 28.397 acre tract, the northeasterly corner of said 5.361 acre tract, and on the southerly line of a 7.838 acre tract conveyed to Jack G. Shaw (Parcel Three), by deed of record in Official Record 541, Page 744, and being the **Point of True Beginning**;

Thence South  $13^{\circ}56'38''$  West, a distance of 629.88 feet, along the line common to said 5.361 acre tract and said 28.397 acre tract, to a rebar set, at the southerly common corner of said 5.361 acre tract and said 28.397 acre tract, the northwesterly corner of a 0.862 acre tract conveyed to the State of Ohio, by deed of record in Official Record 311, Page 34, the northeasterly corner of a 0.814 acre tract conveyed to the State of Ohio, by deed of record in Official Record 311, Page 34, and on the limited access right-of-way of U.S. Route 33, as shown on plan ATH-33-40.981(25.46);

Thence North  $65^{\circ}00'08''$  West, a distance of 306.44 feet, along the line common to said 5.361 acre tract, said 0.814 acre tract, and said U.S. Route 33, and along the northerly line of a 7.825 acre tract conveyed to the State of Ohio, by deed of record in Official Record 162, Page 90, to a 5/8 inch rebar with a cap stamped "O.D.O.T." found;

Thence North  $00^{\circ}27'07''$  East, a distance of 510.98 feet, along the line common to said 5.361 acre tract, said 7.825 acre tract, and said U.S. Route, to a 5/8 inch rebar found, at the northerly common corner of said 5.361 acre tract and said 7.825 acre tract, the southwesterly corner of said 7.838 acre tract, and the southeasterly corner of a 7.782 acre tract conveyed to the State of Ohio, by deed of record in Official Record 294, Page 570;

Thence South  $86^{\circ}04'56''$  East, a distance of 426.48 feet, along the line common to said 5.361 acre tract and said 7.838 acre tract, to the **Point of True Beginning**, containing 4.671 acres more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) Epoch 2010. Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of the centerline of U.S. Route 33, having a bearing of South  $04^{\circ}15'14''$  East and monumented as shown hereon, is designated the "basis of bearing" for this description.

It is the intent of this description to correct a poor description in previous record.

All rebar set are 5/8 inch DIA. 30 inches in length, with an orange plastic cap stamped "P.S. 8047".

The above description is based on an actual field survey performed in November of 2025.

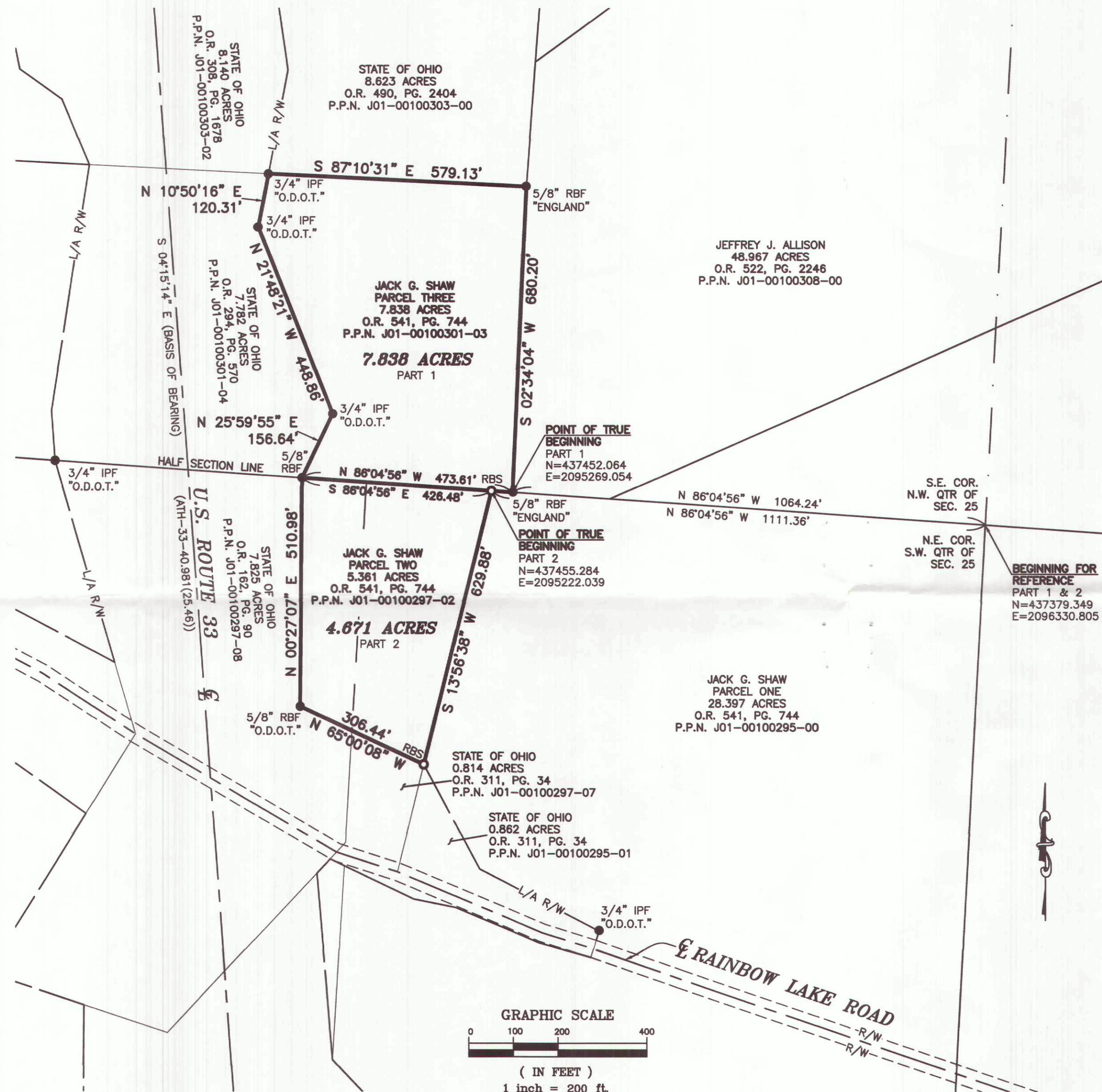


Compass 360 Surveying

*Scott D. Grundei* 12/16/25  
Scott D. Grundei, P.S. Date  
Registered Surveyor No. 8047

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY *Bryan L. Lippert*  
DATE: 12/22/25





#### LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- RBS REBAR SET

#### PERTINENT DOCUMENTS:

1. ATHENS COUNTY GIS
2. DEEDS OF RECORD AS SHOWN HEREON
3. O.D.O.T. R/W PLAN NO. ATH-33-40.98 (25.46)
4. 1993 SURVEY OF 20.58 ACRES BY JOHN M. BRANNER, P.S.
5. 2001 SURVEY OF 7.838 ACRES BY CHARLES H. MURPHY, P.S.
6. 2001 SURVEY OF 8.070 ACRES BY CHARLES H. MURPHY, P.S.
7. 2016 SURVEY OF 48.967 ACRES BY SCOTT A. ENGLAND, P.S.
8. 2019 SURVEY OF 5.602 ACRES BY JERRY L. CASSELL, P.S.

#### BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE CENTERLINE OF U.S. ROUTE 33, HAVING A BEARING OF S 04°15'14" E AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

#### NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, WITH AN ORANGE PLASTIC CAP STAMPED "P.S. 8047".

SURVEY OF  
**4.671 ACRES & 7.838 ACRES**  
LYING IN  
SOUTHWEST QUARTER & NORTHWEST QUARTER  
SECTION 25,  
TOWNSHIP 4 NORTH, RANGE 13 WEST  
TOWNSHIP OF LODI, COUNTY OF ATHENS  
STATE OF OHIO



P: (614) 205-0721

GM@COMPASS360SURVEYING.COM

WWW.COMPASS360SURVEYING.COM

DATE: 12/4/25 JOB NO. 25-312

REV. DATE	DESCRIPTION

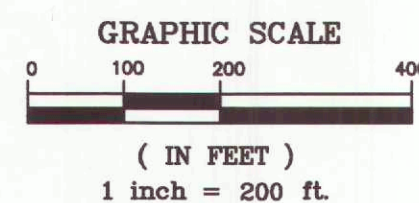
#### CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON BOUNDARY SURVEY WAS PREPARED FROM AND ACTUAL FIELD SURVEY PERFORMED BY OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE. THE SURVEY WAS PERFORMED IN NOVEMBER OF 2025.

*Scott D. Grundel* 12/16/25

SCOTT D. GRUNDEL, P.S.  
REGISTERED SURVEYOR NO. 8047

DATE



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *[Signature]*  
DATE: 12/22/25