

DESCRIPTION OF A 14.84 ACRE TRACT

Situated in Section 26, T.4, R.13, Lodi Township ,Athens County, Ohio and being a part of the Austin G. Lawson Tract (47-155 O.R.) and being more particularly described as follows: Beginning at an iron pin set that bears N 3° 37' 16" E, 1441.51 feet from the South-west corner of Section 26;

Thence, along the lines of Equity Trust Company Custodian (469-192 O.R.) and Meeks (303-7600 O.R.):

N 3° 37' 16" E, 1249.88 feet (passing an iron pin set at 500.00 feet to an iron pin set at intersection of old fence-lines;

Thence, along the south-lines of Meeks (304-2183 O.R. and Peterson (585-556 O.R.) and Birch (483-1648 O.R.):

S 86° 55' 59" E, 589.63 feet to a point in a creek, passing an iron pin set at 371.00 feet and 500.00 feet;

Thence, along new lines created by this survey and down a creek the following courses:

S 38° 56' 20" W, 69.00 feet to a point;

S 55° 04' 50" W, 49.78 feet to a point;

S 35° 09' 15" W, 66.88 feet to a point;

S 26° 06' 50" W, 174.98 feet to a point;

S 36° 59' 26" W, 156.80 feet to a point;

S 19° 38' 32" W, 113.50 feet to a point;

S 2° 38' 17" E, 67.53 feet to a point;

S 20° 59' 57" W, 57.98 feet to a point;

S 2° 30' 11" W, 108.94 feet to a point;

S 36° 53' 45" W, 33.82 feet to a mag nail set in a bridge on Possum Hollow Rd;

Thence, along Possum Hollow Rd:

S 44° 16' 20" E, 170.07 feet to a point;

S 59° 15' 55" E, 83.28 feet to a point;

S 71° 20' 29" E, 222.18 feet to a point;

S 61° 32' 46" E, 260.92 feet to a point;

Thence, leaving said road and along the west-line of Kroutel (415-2004 O.R.)

S 6° 08' 18" W, 253.43 feet to an iron pin found, passing an iron pin set at 30.00 feet;

Thence, along a previously surveyed line and the lines of Mullett (497-818 O.R.)

N 75° 04' 08" W, 172.01 feet to an iron pin found

N 79° 30' 32" W, 742.09 feet to an iron pin set, passing a "stone" called for in a previous survey at 731.28 feet and being the point of beginning and containing 14.84 Acres.

Subject to all easements and rights of way of record.

Iron pins set are 5/8"x30" long rebar with plastic I.D. cap stamped Branner P.S. 6805

Bearing: N.A.D. 83 – Ohio South Zone.

The attached plat is to be considered an integral part of this description.

The above description is based on a field survey completed October 2023 by

John M. Branner P.S. 6805

John M. Branner



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *David E. Stone*
DATE: 11/7/23



Parcel #: J010010033401
MEEKS GREGORY LEE ET AL
Deed Ref: 304-2183 O.R.

Parcel #: J010010033600
MEEKS GREGORY LEE ET AL
Deed Ref: 304-2183 O.R.

Parcel #: J010010033405
EQUITY TRUST COMPANY CUSTODIAN
Deed Ref: 469-1952 O.R.

Notes:

To be continuous and contiguous with Mullett (497-818 O.R.) and quit claimed to Mullett to resolve ambiguity.

**S.W. Cor. of Sec. 26 was calculated from O.D.OT. U.S.33

Survey Center-line monuments that referenced an existing stone presumed to be obliterated by subsequent construction.

*** Stone was accepted as a 1/4-1/4 Sec. Cor in previous surveys and was found to be in error.

S.W. Cor. of Sec. 26**

PETERSON TIMOTHY
Deed Ref: 585-556 O.R.

BIRCH CANDICE C TRUSTEE
DEED REF 483-1648 O.R.

Parcel #: J010010033700
Owner: LAWSON AUSTIN G
Deed Ref: 47-155 O,R,

Parcel #: J010010033706
KROUTEL JOHN & DEBORA
Deed Ref: 415-2004or

Parcel #: J010010033701
MULLETT KEITH
Deed Ref: 497-818 O.R.

S 86° 55' 59" E
589.63'

Intersection of old fence-lines

Coe Z Right Rd.

Possum Hollow Rd.

mag nail set in bridge

14.84 AC.

0.85 Acres *

Pratt's Fork

L2 L1

L4

L5

L6 creek

L7

L8

L9

L10

L11

L12

L13

L14

S 38° 56' 20" W 69.00'

S 55° 04' 50" W 49.78'

S 35° 09' 15" W 66.88'

S 26° 06' 50" W 174.98'

S 36° 59' 26" W 156.80'

S 19° 38' 32" W 113.50'

S 2° 38' 17" E 67.53'

S 20° 59' 57" W 57.98'

S 2° 30' 11" W 108.94'

S 36° 53' 45" W 33.82'

Description Checked for
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ENGINEER'S OFFICE

BY: *John M. Branner*
DATE: 11/7/23

Line	Bearing	Distance
1	S 38° 56' 20" W	69.00'
2	S 55° 04' 50" W	49.78'
3	S 35° 09' 15" W	66.88'
4	S 26° 06' 50" W	174.98'
5	S 36° 59' 26" W	156.80'
6	S 19° 38' 32" W	113.50'
7	S 2° 38' 17" E	67.53'
8	S 20° 59' 57" W	57.98'
9	S 2° 30' 11" W	108.94'
10	S 36° 53' 45" W	33.82'

**Survey of Two Tracts
in Section 26 , T.4, R.13,
Lodi Township, Athens Co., Oh.**

Surveyed October 2023
John M. Branner P.S. 6805
12500 N. Peach Ridge Rd.
Athens , Oh 45701

John M. Branner



Scale 1 inch = 200 feet

● = iron pin found

○ = iron pin set 5/8"x30" rebar

Basis of Bearings Grid North N.A.D. 83 Ohio South Zone
Iron pins set are 5/8"x30" rebar w/ plastic I.D. cap stamped " Branner P.S. 6805"
Ref. Documents: Tax Plat-Deeds Surveys of record
O.DOT. U.S. 33 R.W. plans- County Surveyors Bk 7-81