

BY: Barbara L. Tillman
DATE: 9/3/19

Description of a 108.625 Acre Tract

Situated in Fraction 33, Section 27, T.4, R.13, Lodi Township, Athens County, Ohio and being all of the land as described in Volume 505, Page 378 of the Official Records of Athens County, Ohio (PIDs J010010039600 & J010010039400) and being more particularly described as follows:

Commencing at a stone found at the Northwest Corner of Fraction 33 and also being the **Point of Beginning** for the survey herein described:

Thence along the South lines of Jeffers (526-2273 O.R.), Malloy (341-343 D.R.) and Bowen (555-258 O.R.),

S 87° 43' 38" E, 2808.31 feet to an iron pin found;

Thence along the West line of King (366-757 D.R.),

S 03° 53' 26" W, 1081.32 feet to an iron pin found;

Thence along the North lines of Robinson (470-1688 O.R.) the following four courses:

(1) **N 81° 19' 35" W, 811.43 feet** to an iron pin found;

(2) **N 22° 24' 31" W, 275.12 feet** to an iron pin found;

(3) **S 60° 49' 24" W, 806.90 feet** to an iron pin found;

(4) **S 27° 54' 39" W, 22.01 feet** to a point in County Road 102 (Cowan Road);

Thence along said road the following eight courses:

(1) **S 57° 21' 50" E, 39.40 feet** to a point;

(2) **S 54° 24' 09" E, 45.53 feet** to a point;

(3) **S 42° 43' 11" E, 60.60 feet** to a point;

(4) **S 29° 36' 39" E, 58.58 feet** to a point;

(5) **S 20° 37' 58" E, 75.43 feet** to a point;

(6) **S 16° 32' 08" E, 23.52 feet** to a point;

(7) **S 17° 02' 58" E, 300.00 feet** to a point;

(8) **S 18° 39' 01" E, 103.29 feet** to a point;

Thence along the lines of Smathers (416-2415 O.R.),

S 69° 30' 09" W, 351.25 feet to an iron pin set, passing an iron pin found at 20.94 feet;

S 16° 38' 29" E, 574.17 feet to an iron pin found;

Thence along the North line of Grim (555-2268 O.R.)

N 86° 56' 24" W, 1401.13 feet to an iron pin found;

Thence along the East lines of Kyle (538-2629 O.R.), Cooper (288-1819 O.R.) and

Jeffers (526-2271 O.R.),

N 03° 42' 14" E, 2450.76 feet to the point of beginning **and containing 108.625 acres** total of which 11.51 acres is contained within J010010039400 and the remaining 97.115 acres is contained within J010010039600.

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

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

The above description is based on a field survey completed August, 2019 by

Jeb Branner, S.I., E.I., under the supervision of:

John M. Branner P.S. 6805



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

SEP 03 2019

Jill Thompson
Athens County Auditor



P.O.B.
Stone found at
Northwest corner of
Fraction 33

Jeffers
James B. Jr.
526-2273 O.R.

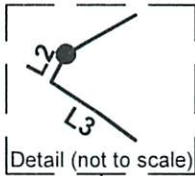
Malloy
Jack H. & Janet G.,
Trustees
341-343 D.R.

Bowen
Ricky L. & Cassandra
555-258 O.R.

Jeffers
Joseph
526-2271 O.R.

S 87° 43' 38" E
2808.31'

Cooper
Christopher
288-1819 O.R.



S 03° 53' 26" W
1081.32'

County Road 102
Cowan Road

S 60° 49' 24" W
806.90'

N 81° 19' 35" W
811.43'

**108.625 Acres
Total**

Robinson
Crystal
470-1688 O.R.

King
Dewey Frank &
Martina
366-757 D.R.

J010010039600
(97.115 Acres)

Sinclair
Sondra Kay
330-687 D.R.

Douglas
Mark S. & Pamela S.
420-1296 O.R.

J010010039400
(11.51 Acres)

L11
S 16° 38' 29" E
517.17'

Douglas
Mark S. & Pamela S.
361-695 O.R.

N 86° 56' 24" W
1401.13'

Kyle
Kim Alan
538-2629 O.R.

Grim
Christine
555-2268 O.R.

Smathers
Jennifer
416-2415 O.R.

Short Line Table		
LINE	BEARING	DISTANCE
L1	N 22° 24' 31" W	275.12'
L2	S 27° 54' 39" W	22.01'
L3	S 57° 21' 50" E	39.40'
L4	S 54° 24' 09" E	45.53'
L5	S 42° 43' 11" E	60.60'
L6	S 29° 36' 39" E	58.58'
L7	S 20° 37' 58" E	75.43'
L8	S 16° 32' 08" E	23.52'
L9	S 17° 02' 58" E	300.00'
L10	S 18° 39' 01" E	103.29'
L11	S 69° 30' 09" W	351.25'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Permy, William
DATE: 9/3/19

Survey of a 108.625 Acre tract
Sited in Fraction 33,
Section 27, T.4, R.13,
Lodi Twp., Athens Co., OH
Surveyed August, 2019
by Jeb Branner, S.I., E.I.,
under the supervision of:



By: John M. Branner
John M. Branner, P.S. 6805
P.O. Box 274
The Plains, OH 45780



Scale 1"=400'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found

Bearings: N.A.D. Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys