



6801 State Route 56 Athens, Ohio 45701
Phone: 740-589-5001 Fax: 740-589-5004

DESCRIPTION OF A 16.090-ACRE PARCEL
Situated in Lodi Township, Athens County, State of Ohio

Being a 16.090-acre parcel of land in Section 34, Lodi Township, Athens County, Township 4 North, Range 13 West, Ohio Company Purchase, State of Ohio, and being part of a 56.070 Acre parcel of land conveyed to Terry B. Gura in said county recorder's office in Official Record 288 Page 1096 and being more fully described as follows:

Beginning at a calculated point at the northerly corner of a 5.235-acre parcel of land conveyed to THE STATE OF OHIO in said county recorder's office in Official Record 351 Page 1203, and being a westerly corner of said 16.090-acre parcel, from which a calculated point at the Southwest corner of said Section 34, bears S 03°22'31" W, 888.93 feet for reference;

Course No. 1: Thence, N 03° 22' 31" E, along the West line of said Section 34 line, the east line of also being an easterly line of a 3.660-acre parcel conveyed to Barbara J. Reichenback in said county recorder's office in Official Record 314 Page 485, to a calculated point, a total of 445.20 feet, from which a 1 inch iron pin (found), bears N 87° 00' 13" W, 3.29 feet for reference and a 5/8" iron pin (found) 1 foot out of ground, bears N 81° 29' 37" W, 11.18 feet for reference;

Course No. 2: Thence, S 87° 00' 13" E, along the North line of the South half of the Southwest quarter of said Section 34, also being a Southerly line of a 90.00-acre parcel conveyed to Michael J & Jennifer S Walsh in said county recorder's office in Official Record 337 Page 859, to an iron pin (set), a total of 368.87 feet;

Thence following new division lines for the following 2 courses:

Course No. 3: Thence, S 33° 06' 42" E, to an iron pin (set), a total of 535.35 feet;

Course No. 4: Thence, S 09° 54' 48" E, passing an iron pin (set) at 915.54 feet, to a calculated point on the South line of said Section 34, a total of 929.92 feet ;

Course No. 5: Thence, N 86° 41' 48" W, along said South Section line of Section 34, to a calculated point at a southeasterly corner of a 0.456-acre parcel conveyed to Athens County Commissioners in said county recorder's office in Official Record 351 Page 1203, a total of 41.87 feet;

Course No. 6: Thence, N 00° 53' 52" E, leaving said South line of Section 34, along the Easterly line of said 0.456-acre parcel, to an iron pin (found), a total of 7.07 feet;

Course No. 7: Thence, N 71° 40' 59" W, along a Northerly line of said 0.456-acre parcel, to an iron pin (found), a total of 167.76 feet;

Course No. 8: Thence, N 79° 52' 03" W, along a Northerly line of said 0.456-acre parcel, to an iron pin (set) in the Easterly line of a 5.235-acre parcel of land conveyed to THE STATE OF OHIO in said county recorder's office in Official Record 351 Page 1203, also being a Easterly line of ODOT's limited access right of way for US-33, a total of 231.65 feet;

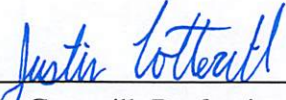
Course No. 10: Thence, N 26° 33' 49" W, along the Easterly line of said 5.235-acre parcel and said Easterly limited access right of way line, passing an iron pin (found) at 929.55 feet, a total of 935.04 feet, to the **Point of Beginning**, a total of **16.090 acres**, more or less, leaving 39.980-acres and being subject to all legal rights of way and easements of record;

Bearings, coordinates, and distances are based on Ohio State Plane (South Zone) Grid, NAD83 (2011) datum.

Plat of survey is attached hereto and made a part thereof.
All iron pins set being 3/4" x 30" rebar with a plastic cap stamped "Buckley Firm 04153"

This description was prepared under the direct supervision of Justin D. Cotterill, Registered Surveyor No. 8848, based on a field survey made by Buckley Group, LLC completed in March 2024.

March 17, 2025
Date

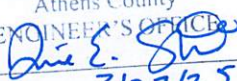

Justin D. Cotterill, Professional Surveyor No. 8848

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

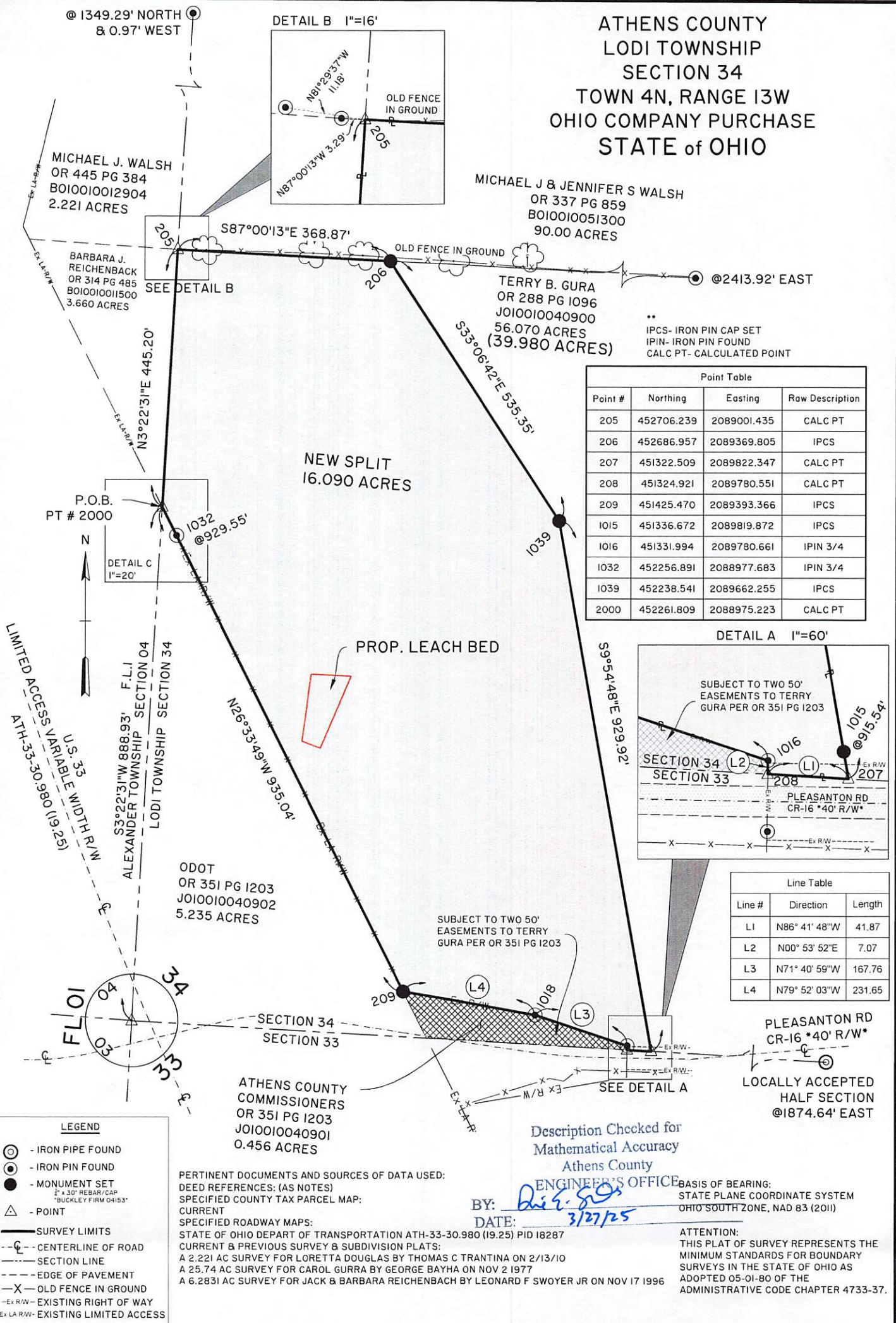
MAR 28 2025

Jill Davidson
Athens County Auditor



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 3/27/25

ATHENS COUNTY
LODI TOWNSHIP
SECTION 34
TOWN 4N, RANGE 13W
OHIO COMPANY PURCHASE
STATE of OHIO



100 0 100 200
1 INCH = 200 FEET

NOTE: DRAWING SCALE MAY BE
ADJUSTED DUE TO REPRODUCTION

DATE 03/25/25
DRWN. DAC | CHCK. JDC
JOB NO. 252591

PLAT OF SURVEY FOR MATT STEWART

SURVEY LOCATION:
1220 PLEASANTON RD
ATHENS OHIO 45701



buckleygroup
engineering+surveying

6801 STATE ROUTE 56
ATHENS, OH 45701
(740) 589-5001
www.buckley.group

Justin D. Cotterill
JUSTIN D. COTTERILL
PROFESSIONAL SURVEYOR No. 8848
STATE OF OHIO
DATE: 03/25/25

