

BY: Bernard Williams  
DATE: 11/27/19

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

DEC 09 2019

Jill Thompson  
Athens County Auditor

Description of survey for Darrell Erwin  
'Tract B'

Being a part of a tract of land transferred to Darrell and Jane Erwin as recorded in Official Records Volume 344 page 1868 Athens County Recorder's Office, Athens County, Ohio, and also being a part Section 8, Township-4, Range-13, Lodi Township, Athens County, State of Ohio and more particularly described as follows;

Beginning for reference at a 45" dead tree being the southwest corner of said Section 8, T-4, R-13;

Thence North 28°57'38" East a distance of 1531.11 feet to a point in the centerline of Township Road 75 (Carter Road) and also being a point on an existing boundary line agreement as recorded in Official Records Volume 344 page 1870; Thence along said boundary line agreement the following four courses;

1. North 88°50'05" East a distance of 174.50 feet to an existing iron pin;
2. South 88°37'03" East a distance of 113.55 feet to an existing iron pin;
3. North 88°45'03" East a distance of 240.52 feet to an existing iron pin;
4. North 88°45'03" East a distance of 103.12 feet to an existing iron pin being a point on the west line of a 16.539 acre tract transferred to Darrell and Jane Erwin as recorded in Official Records Volume 383 page 2273;

Thence leaving said boundary line agreement and along said west line North 00°31'02" East a distance of 606.56 feet to a point in the centerline of Township Road 76 (Zion Road) being the principle point of beginning for the tract herein described;

Thence along the centerline of Township Road 76 (Zion Road) the following five courses;

1. North 80°30'35" West a distance of 73.51 feet to a point;
2. North 83°24'05" West a distance of 114.88 feet to a point;
3. North 81°35'53" West a distance of 118.92 feet to a point;
4. North 77°58'16" West a distance of 102.19 feet to a point;
5. North 75°27'20" West a distance of 162.79 feet to a point on the boundary of a 22.42 acre more or less tract transferred to Kevin Doughty Jr. as recorded in Official Records Volume 499 page 1216;

Thence leaving said centerline and along said boundary the following four courses;

1. North 04°44'23" West passing a 5/8" iron pin set at a distance of 22.07 feet and going a total distance of 157.50 feet to an existing 5/8" iron pin with 1 1/4" plastic ID cap stamped E. Triplett S-6766;
2. North 07°28'01" West a distance of 141.32 feet to an existing 5/8" iron pin with 1 1/4" plastic ID cap stamped E. Triplett S-6766;
3. North 46°59'24" West a distance of 127.08 feet to an existing 5/8" iron pin with 1 1/4" plastic ID cap stamped E. Triplett S-6766;
4. North 79°41'13" West passing a 5/8" iron pin set at a distance of 96.04 feet and going a total distance of 114.39 feet to a point in the centerline of Township Road 75 (Carter Road);

Thence along said centerline the following three courses;

1. North 18°30'43" West a distance of 81.92 feet to a point;
2. North 14°31'12" West a distance of 138.98 feet to a point;
3. North 07°30'28" West a distance of 56.25 feet to a point;

Thence leaving said centerline and along the south line of a 12.08 acre more or less tract transferred to James Strapp et al as recorded in Deed Record Volume 363 page 491 North 89°43'44" East passing an existing 3/4" iron pipe at a distance of 17.89 feet and an existing 5/8" iron pin with 1 1/4" plastic ID cap stamped L.F. Swoyer PS 6765 at a distance of 872.55 feet and going a total distance of 873.90 feet to a corner fence post;

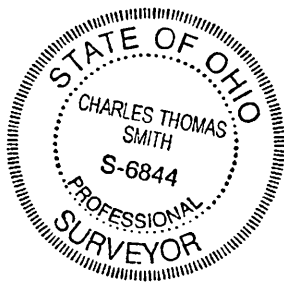
Thence leaving said south line and along the west line of a 26.96 acre more or less tract transferred to Mary Mcdaniel as recorded in Official Record Volume 553 page 2164 South 00°31'02" West passing an existing 5/8" iron pin with 1 1/4" plastic ID cap stamped L.F. Swoyer PS 6765 at a distance of 758.33 feet and going a total distance of 781.28 feet to the principle point of beginning containing 11.579 acres more or less subject to all legal easements and rights of way.

Being part of Parcel #J010010012900.

Bearings are based on the east line of a 21.230 acre +/- survey by Leonard Swoyer on February 27, 2003.

All iron pin set are 5/8"x30" with plastic ID cap stamped CTS-6844.

The above description was prepared from an actual survey made on the 25th day of November, 2019, by C. Thomas Smith, Ohio Professional Surveyor, No. 6844.



  
Ohio Professional Surveyor No. 6844

BEING A PART OF SECTION 8, TOWNSHIP-4, RANGE-13,  
LODI TOWNSHIP, ATHENS COUNTY, STATE OF OHIO.

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**LEGEND**

- △ 5/8" iron pin set w/ 1-1/4" ID cap stamped CTS-6844
- ▲ 5/8" iron pin (f) w/ 1-1/4" ID cap stamped L.F. SWOYER PS6765
- 5/8" iron pin (f) w/ 1-1/4" ID cap stamped E. TRIPLETT S-6766
- ⊙ 3/4" iron pipe (f)
- ⊕ corner fence post
- point

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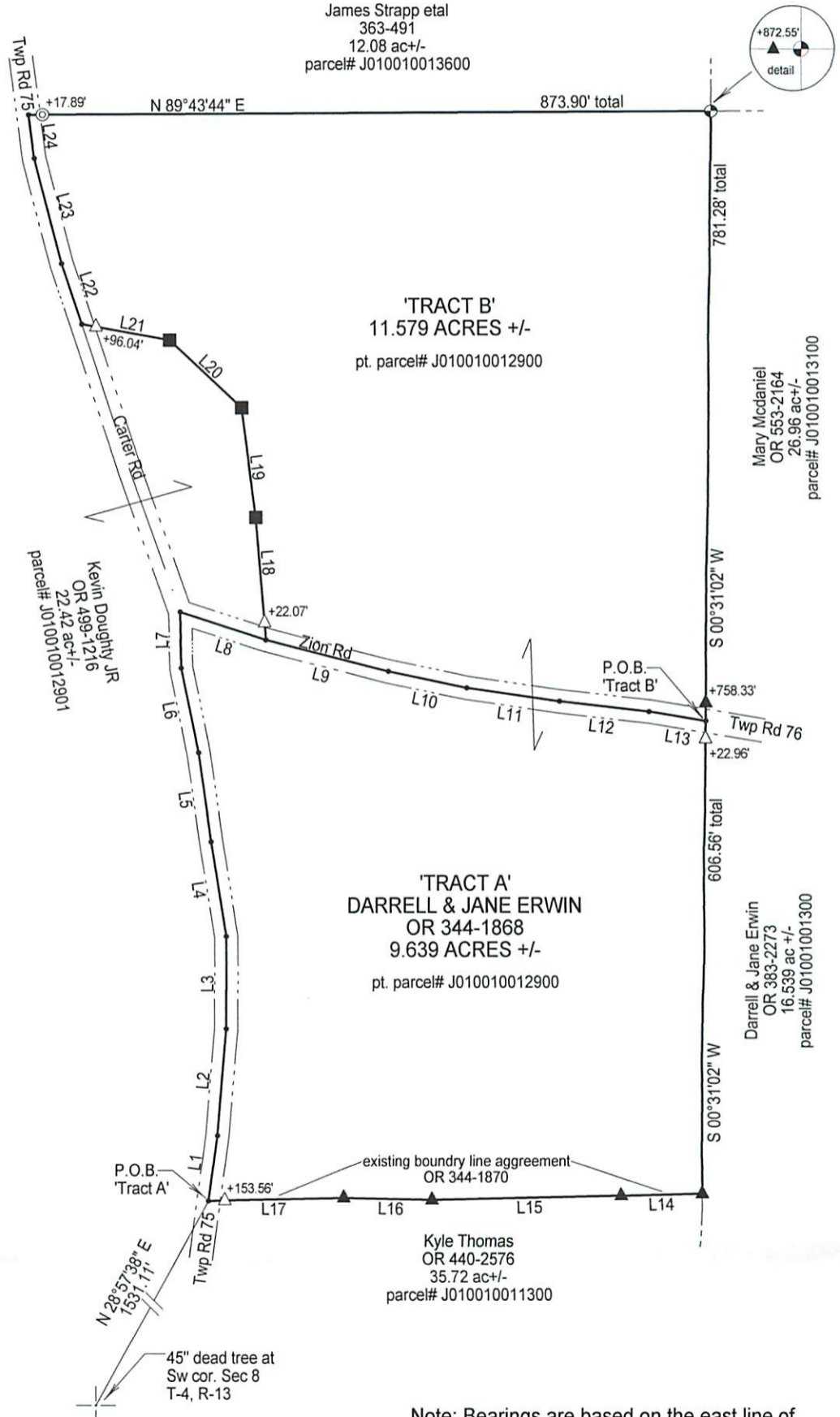
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *[Signature]*  
DATE: 11/27/19

'TRACT B'

LINE	BEARING	DISTANCE
L13	N80°30'35"W	73.51'
L12	N83°24'05"W	114.88'
L11	N81°35'53"W	118.92'
L10	N77°58'16"W	102.19'
L9	N75°27'20"W	162.79'
L18	N04°44'23"W	157.50' total
L19	N07°28'01"W	141.32'
L20	N46°59'24"W	127.08'
L21	N79°41'13"W	114.39' total
L22	N18°30'43"W	81.92'
L23	N14°31'12"W	138.98'
L24	N07°30'28"W	56.25'

'TRACT A'

LINE	BEARING	DISTANCE
L1	N07°46'23"E	84.73'
L2	N04°54'04"E	136.91'
L3	N00°03'42"E	119.17'
L4	N09°02'51"W	122.31'
L5	N08°02'49"W	116.25'
L6	N11°29'34"W	110.48'
L7	N01°10'29"W	71.52'
L8	S72°15'52"E	116.47'
L9	S75°27'20"E	162.79'
L10	S77°58'16"E	102.19'
L11	S81°35'53"E	118.92'
L12	S83°24'05"E	114.88'
L13	S80°30'35"E	73.51'
L14	S88°45'03"W	103.12'
L15	S88°45'03"W	240.52'
L16	N88°37'03"W	113.55'
L17	S88°50'05"W	174.50' total



- REFERENCES
- Current Tax Plats
  - Previous surveys
  - Deeds: as noted
  - Aerial Photographs
  - U.S.G.S. Topo Maps
  - Athens County GIS



Surveyed & platted by:  
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Plat prepared from an actual survey made on the 25th day of November, 2019 by, *[Signature]*  
C. Thomas Smith Ohio Professional Surveyor No. 6844