

DESCRIPTION OF A 382.687 ACRE TRACT

Combination of Existing Tracts of Record

"Exhibit A"

Situated in Fractions 1, 2 & 5 of Section 6, Fraction 1 of Section 5, T.8, R.14, Alexander Township, and Section 36, T.4, R.13, Lodi Township, Athens County, Ohio and being all of Parcels B010010020200, B010010020300, B010010020400, B010010020600, B010010021500, B010010021700, B010010021900, B010010022000, B010010022100, B010010022200, B010010022300, B010010022400, J010010052300, J010010052604 as described in Volume 467, Page 672, Volume 533, Page 856, Volume 289, Page 2277, and Volume 533, Page 1016 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set by a fallen fence post taken to be the common Section corner of Sections 5 & 6 of Alexander Township and Sections 35 & 36 of Lodi Township, and also taken to be the Southeast corner of Fraction 1, Section 6 and the Northeast corner of Fraction 1, Section 5;

Thence along the West line of Zatta (440-1402 O.R.),

S 03° 05' 27" W, 1316.09 feet to a concrete monument found (leaning) and taken to be the Southeast corner of Fraction 1, Section 5;

Thence along the North line of Couladis (162-129 O.R.),

N 86° 15' 49" W, 2660.84 feet to an iron pin set by a fallen fence post, taken to be the Southwest corner of Fraction 1, Section 5;

Thence along the East lines of Harter (291-318 D.R.), and Shealy (271-1656 O.R.),

N 03° 42' 02" E, 1314.93 feet to an iron pin set and taken to be the Northwest corner of Fraction 1, Section 5;

Thence along the North line of Shealy,

N 86° 17' 13" W, 933.11 feet to an iron pin set on the Right-of-way of US-33;

Thence along said Right-of-way,

N 42° 52' 25" W, 356.77 feet to an ODOT monument found by a fallen fence corner, passing an ODOT monument found at 19.36 feet;

Thence continuing along said Right-of-way,

N 03° 42' 43" E, 1470.86 feet to an iron pin found;

Thence along the East lines of said Right-of-way, Fisher (568-1862 O.R.), and Allen (376-785 O.R.),

N 03° 15' 21" E, 1712.36 feet to a point in Township Road 62 (Robinson Road), passing an iron pin set at 1660.54 feet;

Thence along said road the following thirty-five courses:

- (1) **S 80° 53' 50" E, 232.46 feet** to a point;
- (2) **S 83° 34' 10" E, 190.40 feet** to a point;
- (3) **N 89° 07' 24" E, 98.63 feet** to a point;
- (4) **N 84° 42' 32" E, 221.60 feet** to a point;
- (5) **S 88° 29' 06" E, 46.98 feet** to a point;
- (6) **S 81° 43' 11" E, 123.93 feet** to a point;
- (7) **S 74° 33' 29" E, 88.22 feet** to a point;
- (8) **S 70° 06' 45" E, 65.49 feet** to a point;
- (9) **S 69° 17' 34" E, 282.35 feet** to a point;
- (10) **S 79° 35' 26" E, 55.46 feet** to a point;
- (11) **S 84° 59' 30" E, 69.73 feet** to a point;
- (12) **N 83° 14' 02" E, 97.64 feet** to a point;
- (13) **N 75° 37' 23" E, 183.62 feet** to a point;
- (14) **N 76° 55' 37" E, 91.23 feet** to a point;

- (15) N 80° 54' 52" E, 114.18 feet to a point;
- (16) N 84° 07' 51" E, 181.17 feet to a point;
- (17) S 86° 58' 57" E, 156.05 feet to a point;
- (18) S 73° 29' 59" E, 176.41 feet to a point;
- (19) S 64° 45' 10" E, 145.73 feet to a point;
- (20) S 57° 17' 41" E, 83.11 feet to a point;
- (21) S 46° 30' 28" E, 102.17 feet to a point;
- (22) S 26° 46' 53" E, 120.63 feet to a point;
- (23) S 20° 32' 57" E, 126.23 feet to a point;
- (24) S 17° 09' 36" E, 290.47 feet to a point;
- (25) S 28° 25' 34" E, 125.05 feet to a point;
- (26) S 36° 49' 07" E, 112.80 feet to a point;
- (27) S 40° 17' 44" E, 143.52 feet to a point;
- (28) S 46° 27' 01" E, 56.38 feet to a point;
- (29) S 58° 23' 33" E, 30.80 feet to a point;
- (30) S 73° 29' 44" E, 28.41 feet to a point;
- (31) N 86° 14' 09" E, 38.42 feet to a point;
- (32) N 77° 38' 15" E, 75.40 feet to a point;
- (33) N 80° 17' 36" E, 77.79 feet to a point;
- (34) N 84° 08' 38" E, 59.33 feet to a point;
- (35) S 86° 18' 07" E, 46.17 feet to a point on a bridge over the Middle Branch Shade River;

Thence along said river the following two courses:

- (1) S 06° 19' 40" W, 107.55 feet to a point;
- (2) S 21° 30' 56" E, 149.04 feet to a point;

Thence leaving said river and along the South line of Dowler (405-1790 O.R.),

N 82° 30' 29" E, 95.70 feet to a point in County Road 33A (Old 33 Road), passing iron pins found at 29.89 feet and 60.00 feet;

Thence along said road the following three courses:

- (1) S 27° 48' 19" E, 100.49 feet to a point;
- (2) S 33° 08' 40" E, 117.28 feet to a point;
- (3) S 33° 25' 33" E, 854.62 feet to a point;

Thence leaving said road and along a small creek,

S 41° 47' 49" W, 147.64 feet to a point in the Middle Branch Shade River, passing an iron pin found on the small creek bank at 129.69 feet;

Thence along said River and the East line*** of L'Heureux (310-671 O.R.) the following eighteen courses:

- (1) S 48° 31' 12" E, 18.75 feet to a point;
- (2) S 56° 42' 48" E, 33.93 feet to a point;
- (3) S 40° 01' 28" E, 40.22 feet to a point;
- (4) S 35° 45' 59" E, 25.84 feet to a point;
- (5) S 27° 34' 26" E, 35.65 feet to a point;
- (6) S 17° 22' 16" E, 122.49 feet to a point;
- (7) S 83° 00' 15" E, 98.13 feet to a point;
- (8) S 26° 07' 31" E, 78.48 feet to a point;
- (9) S 11° 41' 44" E, 181.33 feet to a point;
- (10) S 63° 35' 52" E, 59.01 feet to a point;
- (11) S 23° 51' 24" E, 44.96 feet to a point;
- (12) S 00° 23' 35" W, 59.20 feet to a point;
- (13) S 35° 33' 17" W, 137.67 feet to a point;
- (14) S 03° 56' 00" W, 51.65 feet to a point;
- (15) S 10° 48' 14" E, 86.52 feet to a point;
- (16) S 37° 11' 04" E, 300.01 feet to a point;

(17) S 60° 31' 29" E, 169.94 feet to a point;

(18) S 00° 42' 46" W, 99.52 feet to a point;

Thence leaving said river and along the North line of Old Route 33 Rentals LLC (441-574 O.R.), N 87° 54' 49" W, 1127.83 feet to the Point of Beginning, passing an iron pin set at 59.27 feet and containing 384.265 acres, excepting 1.578 acres, Kleinman (502-123 O.R.) for a **Total acreage of 382.687 acres**, of which 80.205 acres are contained within Fraction 1, Section 5, Alexander Township, 69.963 acres are contained within Fraction 1, Section 6, Alexander Township, 61.163 acres are contained within Fraction 2, Section 6, Alexander Township, 142.189 acres are contained within Fraction 5, Section 6, Alexander Township, and 29.167 acres are contained within Section 36, Lodi Township. See Page 2/2 of attached map for area breakdown by parcel number.

Subject to all easements and rights of way of record.


Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"

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

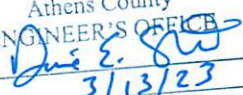
***The eighteen calls along the West Branch Shade River and the East boundary of L'Heureux are a part of a Boundary Line Agreement between Stewart and L'Heureux created by this survey to resolve prior description ambiguity.

The attached map is considered to be an integral part of this description and to be included in any future transfers.

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


Jeb Branner, P.S. 8816
740-592-5778
P.O. Box 274
The Plains, Ohio 45780



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 3/13/23

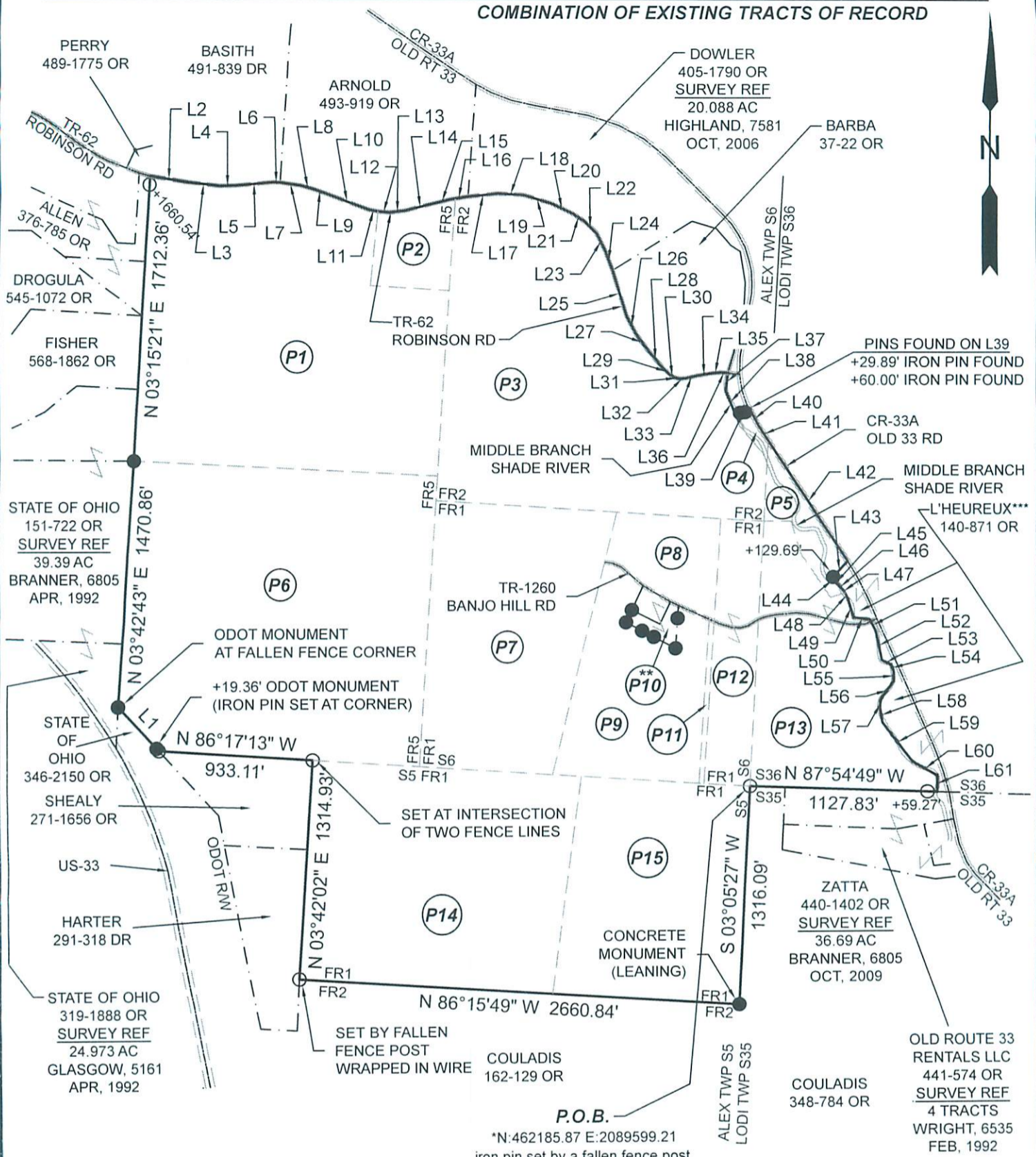
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

MAR 13 2023

Jill Thompson
Athens County Auditor

SURVEY OF 382.687 ACRES TOTAL

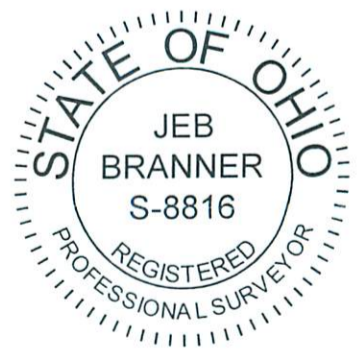
COMBINATION OF EXISTING TRACTS OF RECORD



***NOTE: BOUNDARY LINE AGREEMENT MADE BETWEEN STEWART AND L'HEUREUX ALONG WEST BRANCH OF SHADE RIVER (SHORT LINES 44-61) TO RESOLVE PRIOR DESCRIPTION AMBIGUITY

P.O.B.
*N:462185.87 E:2089599.21
iron pin set by a fallen fence post taken to be the Section corner with a stone with a notch found disturbed

**NOTE: P10 EXCEPTION
1.578 AC
KLEINMAN
502-123 OR
SURVEY REF
0.9059 AC
BAYHA, 6139
MAY, 1979



- Scale 1"=800'
- = Iron pin set 5/8" rebar w/ plastic ID cap
 - = Iron pin found
 - = Stone found
 - FR1= Fraction reference
 - S35= Section reference

(P1) = Interior parcel reference number, see reference sheet
= Middle Branch Shade Creek

Description Checked for Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Daniel E. Sw...
DATE: 3/13/23

SURVEY OF A 382.687 ACRE TRACT
Situating in Fractions 1, 2 & 5 of Section 6, Fraction 1 of Section 5, Alexander Twp, T8, R14, and Section 36, Lodi Twp, T4, R13, Athens County, OH
Survey Completed January, 2023

By: Jeb Branner
Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, OH 45780

Bearings: N.A.D. 83 - Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys
*Coordinates are to be used for GIS purposes only

SURVEY OF 382.687 ACRES TOTAL

REFERENCE SHEET

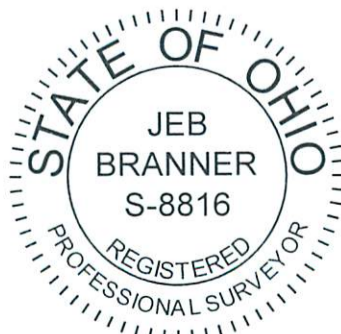
Line Table		
LINE	BEARING	DISTANCE
L1	N 42°52'25" W	356.77'
L2	S 80°53'50" E	232.46'
L3	S 83°34'10" E	190.40'
L4	N 89°07'24" E	98.63'
L5	N 84°42'32" E	221.60'
L6	S 88°29'06" E	46.98'
L7	S 81°43'11" E	123.93'
L8	S 74°33'29" E	88.22'
L9	S 70°06'45" E	65.49'
L10	S 69°17'34" E	282.35'
L11	S 79°35'26" E	55.46'
L12	S 84°59'30" E	69.73'
L13	N 83°14'02" E	97.64'
L14	N 75°37'23" E	183.62'
L15	N 76°55'37" E	91.23'
L16	N 80°54'52" E	114.18'
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L30	S 58°23'33" E	30.80'
L31	S 73°29'44" E	28.41'
L32	N 86°14'09" E	38.42'
L33	N 77°38'15" E	75.40'
L34	N 80°17'36" E	77.79'
L35	N 84°08'38" E	59.33'
L36	S 86°18'07" E	46.17'
L37	S 06°19'40" W	107.55'
L38	S 21°30'56" E	149.04'
L39	N 82°30'29" E	95.70'
L40	S 27°48'19" E	100.49'
L41	S 33°08'40" E	117.28'
L42	S 33°25'33" E	854.62'
L43	S 41°47'49" W	147.64'
L44	S 48°31'12" E	18.75'
L45	S 56°42'48" E	33.93'
L46	S 40°01'28" E	40.22'
L47	S 35°45'59" E	25.84'
L48	S 27°34'26" E	35.65'
L49	S 17°22'16" E	122.49'
L50	S 83°00'15" E	98.13'
L51	S 26°07'31" E	78.48'
L52	S 11°41'44" E	181.33'
L53	S 63°35'52" E	59.01'
L54	S 23°51'24" E	44.96'
L55	S 00°23'35" W	59.20'
L56	S 35°33'17" W	137.67'
L57	S 03°56'00" W	51.65'
L58	S 10°48'14" E	86.52'
L59	S 37°11'04" E	300.01'
L60	S 60°31'29" E	169.94'
L61	S 00°42'46" W	99.52'

PARCEL REFERENCE TABLE			
PARCEL	AUDITOR'S PID	AREA (ACRES)	DEED REF
P1	B010010020200	64.770	533-1016OR
P2	B010010020300	5.260	467-672OR
P3	B010010020400	60.639	467-672OR
P4	B010010020600	0.524	467-672OR
P5	J010010052604	3.762	467-672OR
P6	B010010022300	72.159	533-856OR
P7	B010010022200	35.050	533-856OR
P8	B010010021900	7.110	467-672OR
P9	B010010022000	18.887	467-672OR
P10	**EXCEPTION	-1.578	502-123OR
P11	B010010021700	0.678	467-672OR
P12	B010010021500	9.816	289-2277OR
P13	J010010052300	25.405	467-672OR
P14	B010010022400	47.788	533-856OR
P15	B010010022100	32.417	467-672OR
TOTAL ACREAGE		382.687	

AREA BREAKDOWN	
LOCATION	AREA (ACRES)
ALEXANDER TOWNSHIP	
FRACTION 1, SECTION 5	80.205
FRACTION 1, SECTION 6	69.963
FRACTION 2, SECTION 6	61.163
FRACTION 5, SECTION 6	142.189
LODI TOWNSHIP	
SECTION 36	29.167
TOTAL ACREAGE:	382.687

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**NOTE: P10 EXCEPTION
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SURVEY OF A 382.687 ACRE TRACT
Sited in Fractions 1, 2 & 5 of Section 6,
Fraction 1 of Section 5, of Alexander Twp.,
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