

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Brewster William oss  
DATE: 4/12/18

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

APR 16 2018

Jill Thompson  
Athens County Auditor

## DESCRIPTION OF A 62.188 Acre Tract

Situated in Section 16, T.4, R.13, Lodi Township, Athens County, Ohio and a part of the David L. Bircher Et.Al. Trustee (509-202 O.R.) and all of the 5.14 acre tract as described in Volume 528, Page 1325 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Commencing** at a stone found at the Northeast corner of Section 16, thence S 23°58'57" W, 3518.06 feet to a point in the center of Township Road 80 (Sargent Road), and also being the **Point of Beginning** for the survey herein described:

Thence continuing along Township Road 80 (Sargent Road),

**S 33° 21' 45" E, 485.48 feet** to a point at the intersection of said road and Township Road 78 (Shade Creek Road);

Thence continuing along Township Road 80 (Sargent Road) the following eleven (11) courses:

- (1) **S 47° 26' 41" W, 167.72 feet** to a point;
- (2) **S 56° 31' 48" W, 234.14 feet** to a point;
- (3) **S 44° 09' 39" W, 46.93 feet** to a point;
- (4) **S 30° 05' 04" W, 57.46 feet** to a point;
- (5) **S 34° 05' 27" W, 135.64 feet** to a point;
- (6) **S 49° 14' 29" W, 119.85 feet** to a point;
- (7) **S 73° 26' 11" W, 130.35 feet** to a point;
- (8) **S 87° 25' 52" W, 82.75 feet** to a point;
- (9) **S 89° 45' 01" W, 34.27 feet** to a point;
- (10) **N 85° 13' 59" W, 55.40 feet** to a point;
- (11) **N 82° 19' 56" W, 66.34 feet** to a magnail set with an iron pin found bearing S 04° 44' 38" W, 20.71 feet;

Thence leaving said road, and along the lines of Remy (518-1305 O.R.),  
**N 04° 44' 38" E, 76.06 feet** to the ledge of a rock face (deed);

Thence continuing along the lines of Remy and said rock ledge,

**N 78° 36' 39" W, 262.06 feet** to a point with a reference magnail set in the road bearing S 14° 26' 37" W, 97.33 feet;

**N 64° 48' 16" W, 214.58 feet** to a point on the East line of Neal (509-1145 O.R.);

Thence continuing along the line of Neal,

**N 08° 12' 48" E, 577.69 feet** to an iron pin found at the Northeast corner of Neal, passing an iron pin found at 121.89 feet;

Thence continuing along the North line of Neal and Schall (178-867 O.R.),  
**N 78° 20' 13" W, 1450.64 feet** to a stone found on the East line of Matteson (236-155 O.R.);  
Thence continuing along the East line of Matteson,  
**N 03° 24' 48" E, 770.42 feet** to an iron pin set by a corner post found at the Southwest corner of  
Montgomery (346-323 O.R.);

Thence continuing along a fence-line on the North side of a creek and the South line of  
Montgomery, the following five (5) courses:

- (1) **S 78° 37' 45" E, 319.25 feet** to an iron pin set;
- (2) **S 82° 15' 59" E, 478.24 feet** to a buckeye tree with an iron pin set at base bearing S 36° W,  
1.5 feet;
- (3) **N 69° 45' 55" E, 518.90 feet** to a Walnut tree with an iron pin set at base bearing S 29° W, 2  
feet;
- (4) **N 53° 15' 02" E, 86.43 feet** to an iron pin set;
- (5) **N 67° 42' 36" E, 240.27 feet** to a point in the center of the Middle Branch of Shade River,  
passing an iron pin set by a corner post at 148.34 feet;

Thence continuing along the meanderings of said river the following eleven (11) courses:

- (1) **S 14° 39' 23" E, 106.14 feet** to a point;
- (2) **S 85° 26' 12" E, 160.09 feet** to a point;
- (3) **S 02° 42' 37" W, 126.76 feet** to a point;
- (4) **S 35° 42' 24" E, 177.16 feet** to a point;
- (5) **S 35° 29' 52" W, 125.16 feet** to a point;
- (6) **S 11° 23' 26" E, 208.65 feet** to a point;
- (7) **S 89° 04' 33" E, 92.92 feet** to a point;
- (8) **S 20° 22' 13" E, 189.41 feet** to a point;
- (9) **S 41° 32' 59" E, 255.29 feet** to a point;
- (10) **S 85° 03' 57" E, 104.53 feet** to a point;
- (11) **S 27° 26' 53" E, 58.34 feet** to a point;

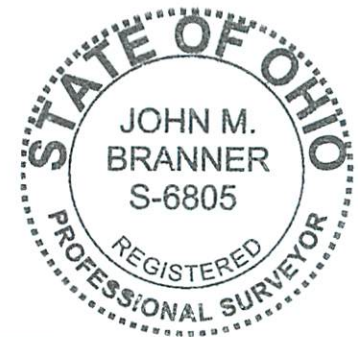
Thence leaving said river and along the South line of Sharpe (428-1636 O.R.),  
**N 76° 29' 49" E, 106.13 feet** to the point of beginning, passing an iron pin set at 72.67 feet, and  
with a reference pin located N 76° 29' 49" E, 30.45 feet and **containing 62.188 acres** of which  
57.048 acres are contained within J010010016000 and 5.14 acres are contained within  
J010010016002.

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 April, 2018 by

John M. Branner P.S. 6805



BY: *John M. Branner*  
DATE: 4/12/18

**62.188 Acres**

LINE	BEARING	DISTANCE
L1	S 33° 21' 45" E	485.48'
L2	S 47° 26' 41" W	167.72'
L3	S 56° 31' 48" W	234.14'
L4	S 44° 09' 39" W	46.93'
L5	S 30° 05' 04" W	57.46'
L6	S 34° 05' 27" W	135.64'
L7	S 49° 14' 29" W	119.85'
L8	S 73° 26' 11" W	130.35'
L9	S 87° 25' 52" W	82.75'
L10	S 89° 45' 01" W	34.27'
L11	N 85° 13' 59" W	55.40'
L12	N 82° 19' 56" W	66.34'
L13	N 04° 44' 38" E	76.06'
L14	N 78° 36' 39" W	262.06'
L15	N 64° 48' 16" W	214.58'
L16	S 78° 37' 45" E	319.25'
L17	S 82° 15' 59" E	478.24'
L18	N 53° 15' 02" E	86.43'
L19	N 67° 42' 36" E	240.27'
L20	S 14° 39' 23" E	106.14'
L21	S 85° 26' 12" E	160.09'
L22	S 02° 42' 37" W	126.76'
L23	S 35° 42' 24" E	177.16'
L24	S 35° 29' 52" W	125.16'

LINE	BEARING	DISTANCE
L25	S 11° 23' 26" E	208.65'
L26	S 89° 04' 33" E	92.92'
L27	S 20° 22' 13" E	189.41'
L28	S 41° 32' 59" E	255.29'
L29	S 85° 03' 57" E	104.53'
L30	S 27° 26' 53" E	58.34'
L31	N 76° 29' 49" E	106.13'

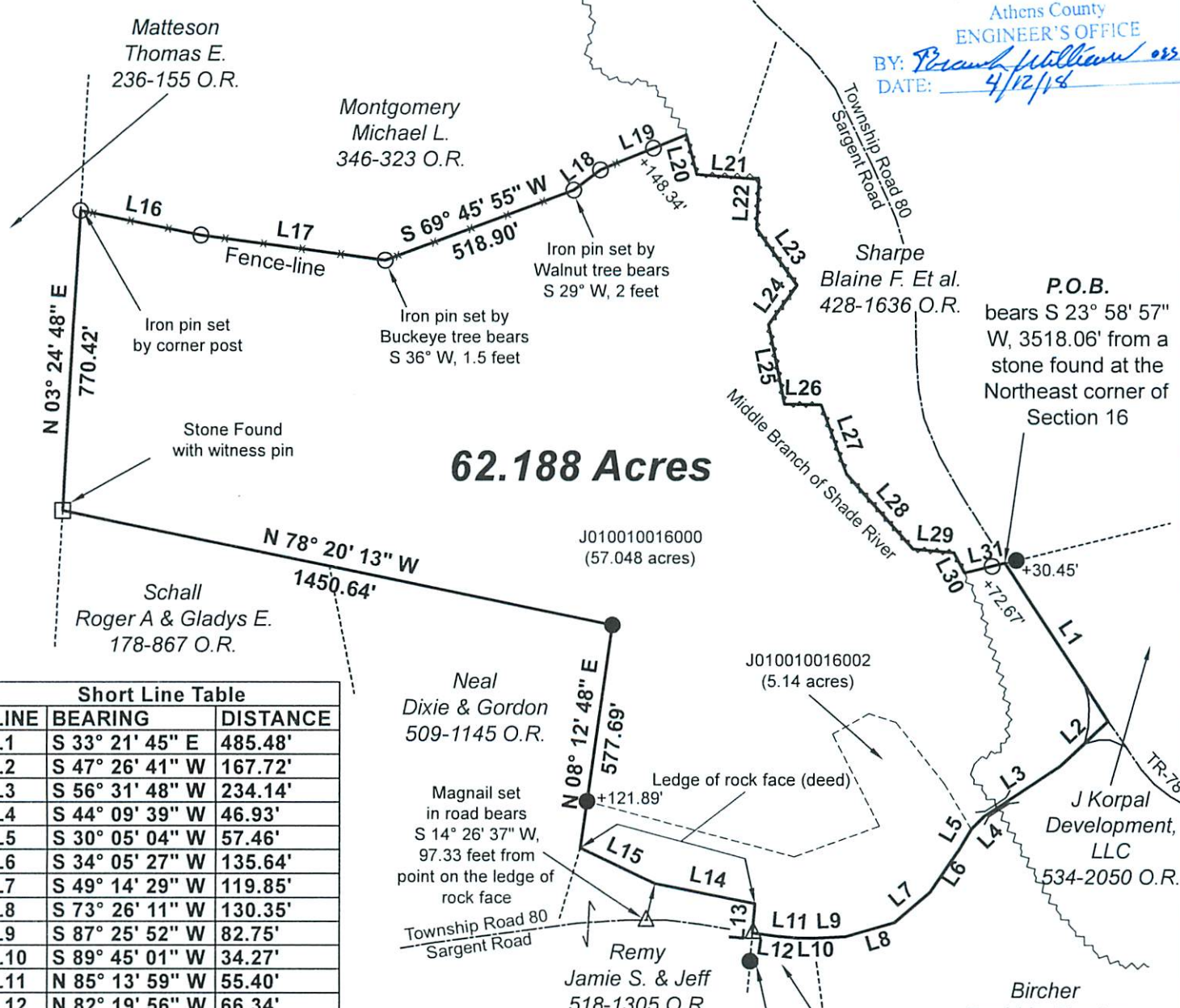


- Scale 1"=400'
- = Iron pin set 5/8" rebar w/ plastic ID cap
  - = Iron pin found
  - △ = Magnail Set
  - River: ~~~~~



Survey of a 62.188 Acre tract  
Situated in Section 16, T.4, R.13,  
Lodi Twp., Athens Co., OH  
Surveyed March, 2018

By: *John M. Branner*  
John M. Branner, P.S. 8605  
P.O. Box 274  
The Plains, OH 45780



Matteson  
Thomas E.  
236-155 O.R.

Montgomery  
Michael L.  
346-323 O.R.

Blaine F. Et al.  
428-1636 O.R.

P.O.B.  
bears S 23° 58' 57"  
W, 3518.06' from a  
stone found at the  
Northeast corner of  
Section 16

Schall  
Roger A & Gladys E.  
178-867 O.R.

Neal  
Dixie & Gordon  
509-1145 O.R.

Remy  
Jamie S. & Jeff  
518-1305 O.R.

J Korpall  
Development,  
LLC  
534-2050 O.R.

Bircher  
David L., Trustee  
509-202 O.R.

Remy  
Jeffrey D. & Jamie  
316-1817 O.R.