

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

OCT 11 2017

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Brannan Mathews
DATE: 10/11/17

Approved By
Athens County Regional Planning Commission
Date: 4/12/18
Jessie

DESCRIPTION OF A 2.099 ACRE TRACT

Situated in Fractions 30 and 31, Section 21, T. 4, R.13, Lodi Township, Athens County, Ohio and being a part of a tract of land as described in Volume 536, Page 1586 of the Official Records of Athens County and being more particularly described as follows:

Commencing at the Northeast Corner of Fraction 31 thence N 80° 38' 29" W, 2704.83 feet (calculated) to a point in the center of CR-44 (Shade Road) and also **being the Point of Beginning** for the survey herein described:

Thence along East side of a gravel drive and the West line of Swatzel (203-690 O.R.),
S 6° 14' 13" W, 488.88 feet to an iron pin found, passing an iron pin set at 30.21 feet;
Thence along the North line of Swatzel,
N 71° 50' 48" W, 244.23 feet to an iron pin found;
Thence along the West line of Duff (244-449 O.R.),
N 25° 57' 07" E, 204.64 feet to an iron pin found;
Thence along the West line of Nelson (536-1581 O.R.),
N 5° 49' 18" E, 293.00 feet to a Railroad Spike found in the center of CR-44 (Shade Road) and passing an iron pin set at 272.80 feet;
thence along said road,
S 68° 25' 37" E, 178.41 feet to the point of beginning **and containing 2.099 acres** of which 1.056 acres are contained within Fraction 30 and 1.043 acres are contained within Fraction 31.

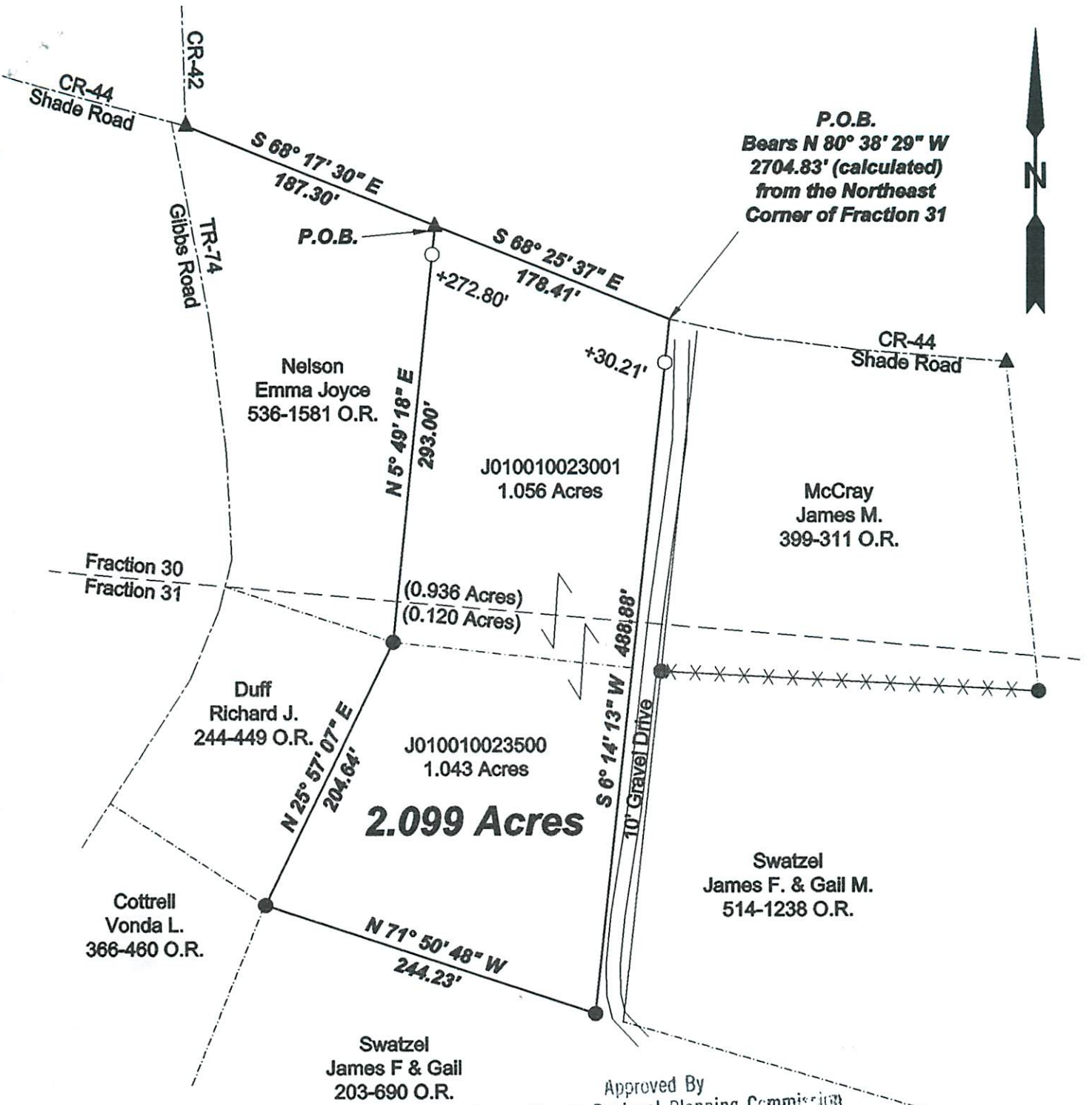
Subject to all easements and right of way of record.
Iron pins set are 5/8" by 30" long rebar with plastic I.D. Cap stamped Branner P.S. 6805
Reference bearing : Grid North; N.A.D. 83
The above description is based on a field survey completed October 2017 by John M. Branner P.S. 6805

John M. Branner





P.O.B.
Bears N 80° 38' 29" W
2704.83' (calculated)
from the Northeast
Corner of Fraction 31



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Athens County Regional Planning Commission

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Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Ronald Walker*
DATE: 10/14/17



Scale 1"=100'
○ = Iron pin set 5/8" rebar w/ plastic ID cap
● = Iron pin found
▲ = Railroad Spike Found
Bearings: N.A.D. Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys



Survey of a 2.099 Acre tract
Situating in Fractions 30 & 31,
Section 21, T.4, R.13,
Lodi Twp., Athens Co., OH
Surveyed October, 2017

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