

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

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Perennial Williamson  
DATE: 10/21/15

OCT 23 2015

Jill Thompson  
Athens County Auditor

### DESCRIPTION OF A 20.97 ACRE TRACT

Situated in Section 25, T.4, R.13, Lodi Township, Athens County, Ohio and being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of Section 25 Lodi Township;

Thence South 25 chains to a point;

Thence West 1004.75 feet to an iron pin found at the Southeast corner of Matthew P. Grueser (99-98 OR) and being the point of beginning for the tract of land herein described;

Thence along the lines of Grueser (99-98 OR) the following courses:

S 72° 55' 42" W, 159.24 feet to an iron pin found;

S 69° 34' 41" W, 974.52 feet to the center of Twp. Rd. 236 (Helwig Ridge Road) passing an iron pin set at 944.52 feet as replacement for found bent pin;

Thence along the centerline of said road the following courses:

S 1° 15' 01" E, 28.79 feet;

S 11° 04' 43" E, 239.44 feet;

S 9° 22' 02" E, 347.16 feet;

S 15° 05' 33" E, 115.35 feet to an iron pin set;

Thence leaving said road along the South line of Section 25

S 86° 55' 24" E, 862.60 feet to an iron pin found;

Thence N 3° 31' 40" E, 1152.94 feet along the lines of Arnott (301-1220 OR) to the point of beginning and containing 20.97 acres.

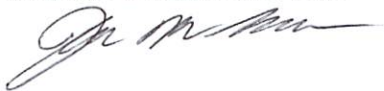
Subject to all easements and rights of way of record.

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

The above description is based on a field survey completed October 2015 by

John M. Branner P.S. 6805



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Branner William  
DATE: 10/21/15

N.E. Quarter  
of S.E. Quarter  
of Section 25

GRUESER  
MATTHEW P  
99-98 OR

S 1° 15' 01" E  
28.79'

Twp. Rd. 236 (Helwig Ridge Road)

+944.52'  
Iron pin found bent  
replaced with new pin.

S 11° 04' 43" E  
239.44'

GRUESER  
NANCY  
S TRUST  
294-466 DR

E 20° 22' 06" S  
91.15'

S 15° 05' 33" E  
115.35'

Twp. Rd.

S 86° 55' 24" E  
862.60'

Section 25 Lodi Twp. Athens Co.  
Section 30 Bedford Twp. Meigs Co.

20.97 Acres

S 69° 34' 41" W  
974.51'

S 72° 55' 42" W  
159.24'

P.O.B.

1004.75' West

N 3° 31' 40" E  
1152.94'

ARNOTT  
CHARLES C II  
& BARBARA  
301-1220 OR

Survey of a 20.97 Acre Tract  
in Section 25, T.4, R.13, Lodi  
Twp, Athens County, Ohio  
Completed October 2015

By: John M. Branner  
John M. Branner P.S. 6805  
62 East First Street  
The Plains, Ohio 45780



Scale: 1 Inch = 200 feet

○ = Iron pin found

● = Iron pin set w/ 5/8"x30" rebar w/  
cap stamped "Branner P.S. 6805"

Bearings: Grid North N.A.D. 83

Ref. Docs.: Tax Plats, Deeds, Adjoining Surveys

