

**27.26 ACRE PARCEL**

Situated in Lodi Township, Athens County, State of Ohio, and being in Sections 34 & 35, Town 4 North, Range 13 West of the Ohio Company's Purchase and being described as follows: beginning at an iron pin found, said iron pin being N 89° 26' 15" E, a distance of 921.23' along the north line of said Section 34 and through the Jeffers parcel as described in the Athens County Official Records Volume 510, Page 2374 from the northwest corner of Section 34;

thence N 02°46'52" W, a distance of 312.10' along the east line of the said Jeffers parcel as described in the Athens County Official Records Volume 510, Page 2374 and the west line of the Jeffers parcel as described in the Athens County Official Records Volume 495, Page 2501 to a point in the centerline of Township Road 64, passing an iron pin found at 267.76';

thence the following eight (8) calls along the centerline of said Township Road 64

S 77°31'42" E, a distance of 126.74'

S 78°35'58" E, a distance of 81.85'

S 63°10'02" E, a distance of 59.56'

S 48°15'06" E, a distance of 79.20'

S 40°17'28" E, a distance of 117.83'

S 44°38'08" E, a distance of 36.45'

S 55°54'15" E, a distance of 86.21'

S 72°05'17" E, a distance of 62.36' to the south line of Section 35 and the north line of Section

34, said point also being on the north line of the Jeffers parcel as described in the Athens County Official Records Volume 495, Page 2501 and the south line of the Couladis parcel as described in the Athens County Official Records Volume 348, Page 784;

thence N 89°26'15" E, a distance of 401.50' along the said south line of Section 35 and north line of Section 35 and the north line of the Jeffers parcel as described in the Athens County Official Records Volume 494, Page 97 and the south line of the Couladis parcel as described in the Athens County Official Records Volume 348, Page 784 to a point, said point being the northeast corner of the Jeffers parcel as described in the Athens County Official Records Volume 494, Page 97 and the northwest corner of the Gwinn parcel as described in the Athens County Official Records Volume 186, Page 701;

thence S 00°15'30" W, a distance of 349.07' along the said west line of the Gwinn parcel as described in the Athens County Official Records Volume 186, Page 701 and the east line of the Jeffers parcel as described in the Athens County Official Records Volume 494, Page 97 to an iron pin found, passing an iron pin found at 30.21';

thence S 45°49'04" W, a distance of 696.05' along the east line of the said Jeffers parcel as described in the Athens County Official Records Volume 494, Page 97 and the west line of the Gwinn parcel as described in the Athens County Official Records Volume 497, Page 728 to an iron pin found;

thence S 31°38'20" E, a distance of 408.29' along the east line of the said Jeffers parcel as described in the Athens County Official Records Volume 494, Page 97 and the west line of the Gwinn parcel as described in the Athens County Official Records Volume 497, Page 728 to an iron pin found;

thence S 73°57'03" E, a distance of 292.25' along the east line of the said Jeffers parcel as described in the Athens County Official Records Volume 494, Page 97 and the west line of the Gwinn parcel as described in the Athens County Official Records Volume 497, Page 728 to a 20" reference White Oak Tree found, said iron pin also being on the west line of the Gwinn parcel as described in the Athens County Official Records Volume 186, Page 701;

thence S 00°15'26" W, a distance of 431.06' along the west line of the said Gwinn parcel as described in the Athens County Official Records Volume 186, Page 701 and the east line of the Jeffers parcel as described in the Athens County Official Records Volume 494, Page 97 to an iron pin found, said iron pin also being the northeast corner of the Walsh parcel as described in the Athens County Official Records Volume 498, Page 1305;

thence N 89°54'46" W, a distance of 300.00' along the north line of the said Walsh parcel as described in the Athens County Official Records Volume 498, Page 1305 and the south line of the Jeffers parcel as described in the Athens County Official Records Volume 494, Page 97 to an iron pin found;

thence N 52°55'20" W, a distance of 319.59' along the west line of the Jeffers parcel as described in the Athens County Official Records Volume 494, Page 97 and the east line of the Jeffers parcel as described in the Athens County Official Records Volume 510, Page 2374 to an iron pin found;

thence N 39°20'26" W, a distance of 585.13' along the west line of the Jeffers parcel as described in the Athens County Official Records Volume 494, Page 97 and the east line of the Jeffers parcel as described in the Athens County Official Records Volume 510, Page 2374 to an iron pin found;

thence N 09°27'16" E, a distance of 409.15' along the west line of the Jeffers parcel as described in the Athens County Official Records Volume 494, Page 97 and the east line of the Jeffers parcel as described in the Athens County Official Records Volume 510, Page 2374 to an iron pin found;

thence N 06°10'46" W, a distance of 638.90' along the west line of the Jeffers parcel as described in the Athens County Official Records Volume 494, Page 97 and the east line of the Jeffers parcel as described in the Athens County Official Records Volume 510, Page 2374 to an to the POINT OF BEGINNING; said described tract containing 27.26 Acres, more or less, excepting all legal utility easements and rights of way.

Reference Deeds:

0.21 ACRES FROM OFFICIAL RECORDS VOLUME 494, PAGE 97, TRACT 1  
9.58 ACRES FROM OFFICIAL RECORDS VOLUME 494, PAGE 97, TRACT 5  
15.20 ACRES FROM OFFICIAL RECORDS VOLUME 494, PAGE 97, TRACT 3  
**24.99 ACRES TOTAL FROM SECTION 34**

2.27 ACRES FROM OFFICIAL RECORDS VOLUME 495, PAGE 2501  
**2.27 ACRES TOTAL FROM SECTION 35**

**27.26 ACRES TOTAL**

Bearings are assumed and are for angle measurement only.

Note: This parcel must be conveyed to an adjoiner.

The above description is based on a survey completed in October 2015 by E & E Borderline Surveying, Robert R. Eason, Ohio P.S. No. 7033.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Die 2 - SW  
DATE: 10/30/15



*Robert R. Eason*  
10/30/15



*Robert R. Eason*

ASSISTANT SURVEYOR  
AND  
LAND SURVEYOR  
STATE OF OHIO  
1918



# PLAT OF PARCEL SURVEYED FOR JEFFERS

LODI TOWNSHIP, ATHENS COUNTY, OHIO, SECTION 34 & 35, T4N, R13W

## REFERENCE DEEDS:

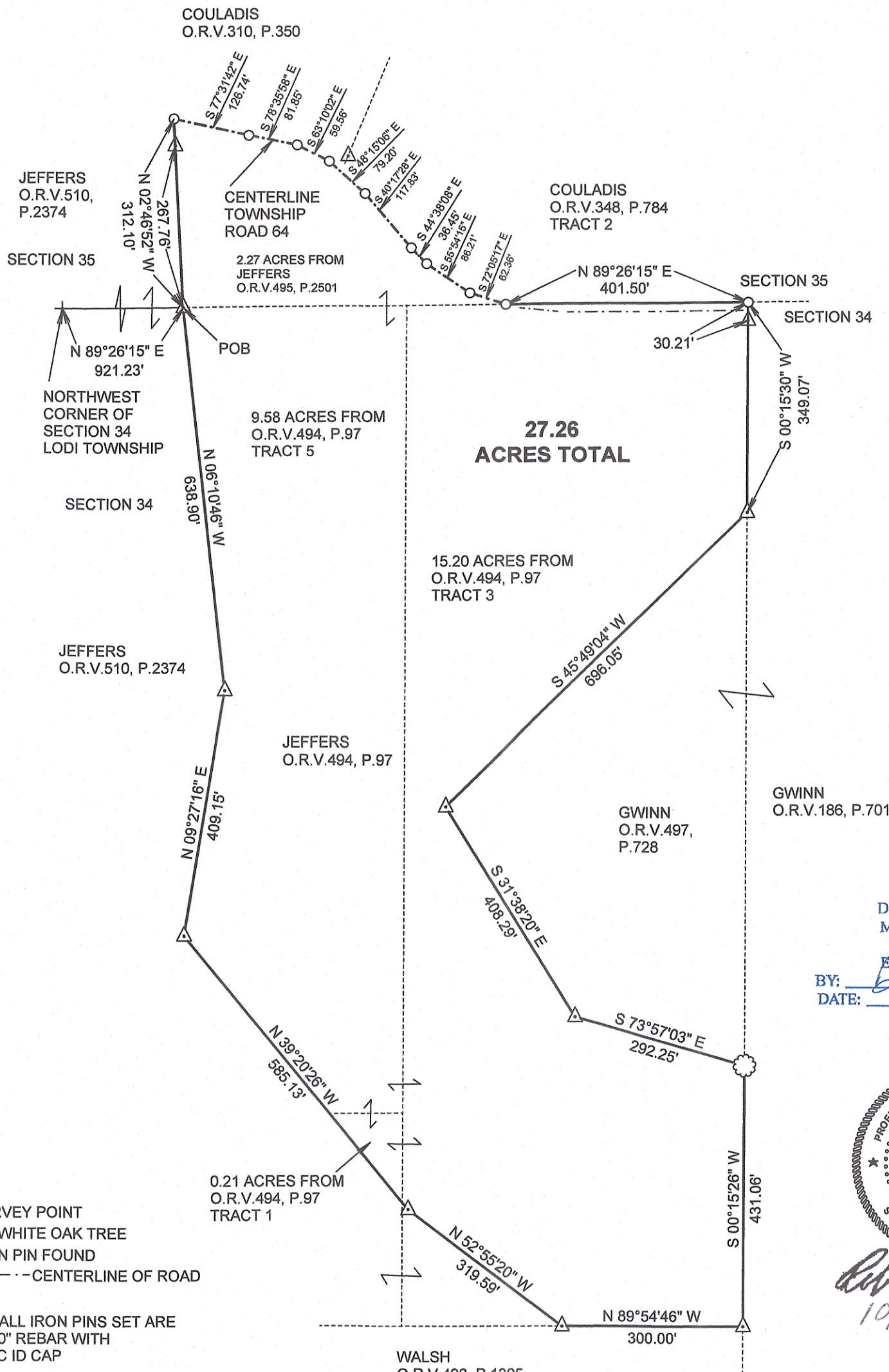
0.21 ACRES FROM OFFICIAL RECORDS VOLUME 494, PAGE 97, TRACT 1  
 9.58 ACRES FROM OFFICIAL RECORDS VOLUME 494, PAGE 97, TRACT 5  
 15.20 ACRES FROM OFFICIAL RECORDS VOLUME 494, PAGE 97, TRACT 3  
 24.99 ACRES TOTAL FROM SECTION 34

2.27 ACRES FROM OFFICIAL RECORDS VOLUME 495, PAGE 2501  
 2.27 ACRES TOTAL FROM SECTION 35

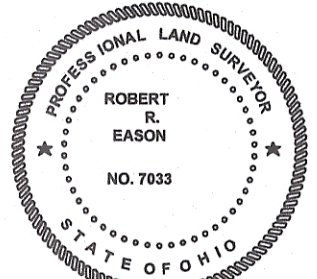
27.26 ACRES TOTAL

BEARINGS ARE ASSUMED AND ARE FOR ANGLE MEASUREMENT ONLY.

THIS PLAT SHOWS NO LEGAL EASEMENTS OR RIGHTS OF WAY.



Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: David E. Stow  
 DATE: 10/30/15



*Robert R. Eason*  
 10/30/15

- SURVEY POINT
- ◉ 20" WHITE OAK TREE
- ▲ IRON PIN FOUND
- - - - CENTERLINE OF ROAD

NOTE: ALL IRON PINS SET ARE  
 5/8" X 30" REBAR WITH  
 PLASTIC ID CAP

**E & E BORDERLINE SURVEYING**  
 43475 LOVERS LANE  
 POMEROY, OHIO 45769  
 (740) 992-7077

WALSH  
 O.R.V. 498, P. 1305

1 INCH = 200 FEET

