

BRANNER SURVEYING

MEMBER-PROFESSIONAL LAND SURVEYORS OF OHIO

12500 N. PEACH RIDGE ROAD
ATHENS, OHIO 45701

JOHN M. BRANNER
Registered Land Surveyor

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DESCRIPTION OF A 2.046 ACRE TRACT

Situated in Section 34, T. 4, R. 13, Lodi Township, Athens County, Ohio and being a part of a 29.86 acre tract described in Volume 339 Page 171 Athens County Deed of Records and being more particularly described as follows.

□
Commencing at a point in County road 16, Bearing North 301.39 feet and West 415.04 feet from the South-east corner of Section 34, said point being the POINT OF BEGINNING;
thence, following said road, South 76 degrees 00 minutes 17 seconds West, a distance of 101.11 feet to an iron pin found;
thence, South 89 degrees 19 minutes 40 seconds West, a distance of 296.30 feet to a point, referenced by an iron pin found bearing South 89 degrees 19 minutes 40 seconds West, a distance of 86.50 feet, said point being the point of curvature of a tangent curve, concave to the north, having a radius of 358.10 feet and a central angle of 31 degrees 50 minutes 56 seconds, a chord Bearing of North 74 degrees 44 minutes 52 seconds West, Chord distance of 196.50 feet;
thence, west along said curve, a distance of 199.06 feet to a point;
thence, leaving said road, North 25 degrees 36 minutes 28 seconds East, a distance of 141.35 feet to an iron pin set, passing an iron pin set at 22.89 feet;
thence, North 88 degrees 16 minutes 26 seconds East, a distance of 176.48 feet to an iron pin set;
thence, South 84 degrees 44 minutes 48 seconds East, a distance of 295.86 feet to an iron pin set, passing an iron pin set at 244.69 feet;
thence, South 21 degrees 49 minutes 51 seconds East, a distance of 139.46 feet to the POINT OF BEGINNING, passing an iron pin set at 117.93 feet; said described tract containing 2.046 acres (89,139.8953 square feet).

Subject to all easements and right-of-ways of record.
All iron pins set are 5/8 inch x 30 inch long rebar.

The above description is based on a field survey completed March 1998 By: John M. Branner P.S. 6805, 12500 N. Peach Ridge Road, Athens, Ohio 45701 (740) 592-5778

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: K. Lantieri
DATE: 3/9/98

44

Lodi # 34

FRANKLIN & DONNA
JEFFERS
339-171

N 88°16'26"E
176.48'

S 84°44'48"E
295.86'

+244.69'

P.O.B.
BEARS NORTH 301.39
FEET AND WEST 415.04
FEET FROM THE
SOUTH-EAST CORNER
OF SECTION 34

2.046 ACRES

Curve	1
Delta Angle	31°50'58"
Radius	358.10
Arc	199.06
Tangent	102.17
Chord	196.50
Chord Bearing	N 74°44'52" W

N 25°36'28"E
141.35'

+22.89'

S 21°49'51"E
139.46'

+117.93'

C1
199.06'
S 89°19'40" W 86.50'

S 89°19'40"W
296.30'

S 76°00'17"W
101.11'

ATHENS COUNTY ROAD 16

SURVEY OF A 2.046 ACRE TRACT
SECTION 34, T. 4, R. 13, LODI TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED MARCH 1998

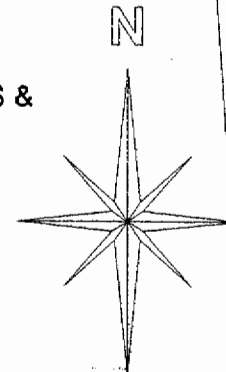
JOHN M. BRANNER P.S. 6805
12500 N. PEACH RIDGE ROAD
ATHENS, OHIO (740) 592-5778

- = IRON PINS SET
- = IRON PINS FOUND

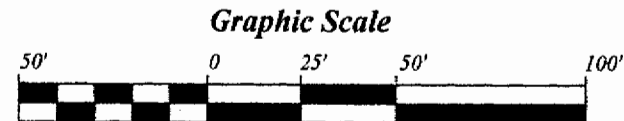
BEARINGS ARE BASED ON A
SURVEY OF A 18.55 ACRE TRACT
AND ARE USED TO DENOTE
ANGLES ONLY

FLOYD THOMAS &
ETHEL SUSAN
JEFFERS
339-587

JAMES B. &
SYLVIA
JEFFERS
336-25



Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *K. Langley*
DATE: *5/19/98*



Graphic Scale

1 INCH = 50 FEET

Lh