

DESCRIPTION OF A 5.05 ACRE TRACT

Situated in Section 1, T.4, R.13, Lodi Township, Athens County, Ohio and being a part of the Patti L. Smith Tract (372-83 O.R.- P.ID. # J010010000903) and being more particularly described as follows:

Beginning at a point in County Road 46 (Blackwood Road) , said point being the Easterly most corner of Grantor's Tract which bears South 46 degrees 18 minutes 09 seconds West, 2875.45 feet (calculated) from the North-east corner of Section 1.

Thence, along County Road 46 (Blackwood Road), the following courses:

S 40° 43' 14" W, 57.56 feet;

S 40° 48' 07" W, 206.13 feet;

S 52° 43' 37" W, 89.39 feet;

S 60° 03' 25" W, 118.19 feet;

Thence, leaving said road and along new lines created by this survey:

N 31° 16' 11" W, 80.03 feet to an iron pin set, passing an iron pin set at 16.59 feet;

N 56° 04' 36" W, 140.37 feet to an iron pin set;

N 88° 13' 47" W, 55.65 feet to an iron pin set,

N 74° 43' 50" W, 133.50 feet to an iron pin set,

N 10° 23' 53" E, 271.08 feet to an iron pin set,

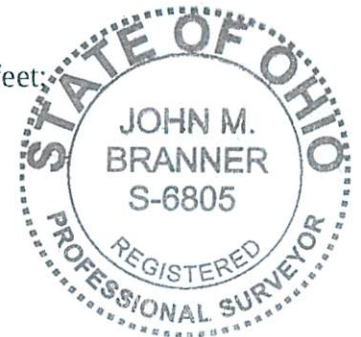
N 51° 12' 44" E, 90.53 feet to an iron pin set,

S 82° 55' 26" E, 223.87 feet to an iron pin set,

S 84° 29' 41" E, 199.76 feet to an iron pin set;

Thence, along the west- line of Baringer (579-800 O.R.)

S 45° 03' 17" E, 208.71 feet (passing an iron pin found at 157.41 feet) to the point of beginning and containing 5.05 acres.



Subject to all easements and rights of way of record

Iron pins set are 5/8" x30" long rebar with 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 May 2022 by

John M. Branner P.S. 6805.

A handwritten signature in cursive script, appearing to read "John M. Branner".

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

MAY 03 2022

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Barbara Pittler
DATE: 5/3/22

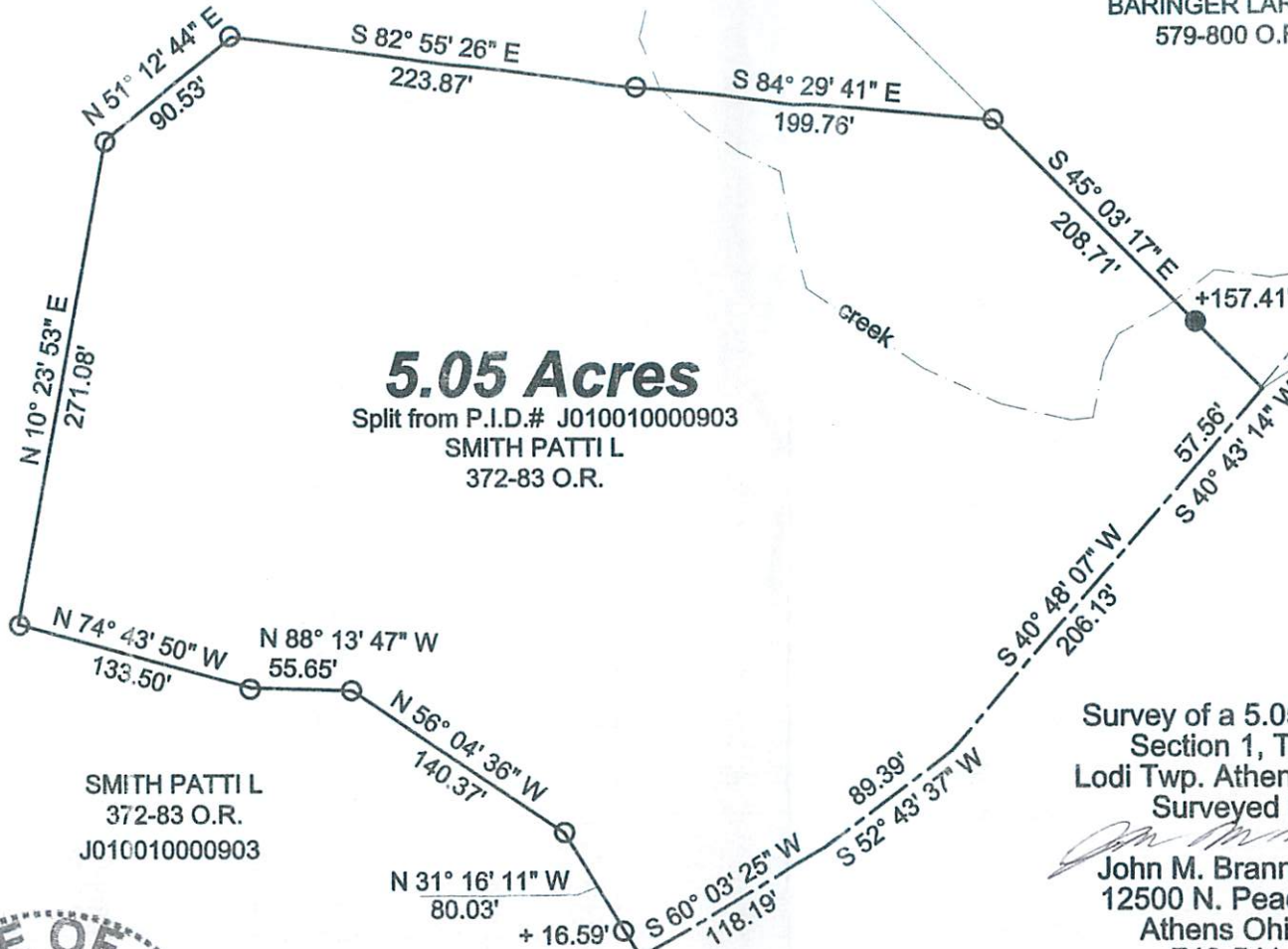
SMITH PATTI L
372-83 O.R.
J010010000903

BARINGER LARRY B
579-800 O.R.

5.05 Acres

Split from P.I.D.# J010010000903
SMITH PATTI L
372-83 O.R.

P.O.B. bears
S 46° 18' 09" W 2875.45' (calc.)
from N.E. cor. of Sec. 1



Survey of a 5.05 Acre Tract in
Section 1, T. 4, R.13,
Lodi Twp. Athens County, Ohio
Surveyed May 2022

John M. Branner
John M. Branner P.S. 6805
12500 N. Peach Ridge Rd.
Athens Ohio 45701
740-541-0350



Scale 1 inch = 100 feet

○ = iron pin set (5/8"x30" Rebar-I.D. cap - Branner P.S. 6805)

● = Iron Pin Found

Bearings: Grid North - N.A.D. 83- Ohio South Zone

Ref. Docs.: Tax Plat-Deeds



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Perennial*
DATE: 5/3/22