

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

OCT 11 2017

Jill Thompson
Athens County Auditor

Approved By
Athens County Regional Planning Commission

Date 4/12/18
Jessie Ho

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: [Signature]
DATE: 10/11/17



DESCRIPTION OF A 17.965 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 84° 11' 58" W, 1442.70 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 leaving said road and along the lines of Snow (209-387 O.R.),

S 3° 17' 46" W, 1361.00 feet along a fenceline to an iron pin set by a fencepost, passing an iron pin set by a fencepost at 39.05 feet;

Thence along the north line of Weaver Trustee (276-1784 O.R.),

N 86° 47' 14" W, 157.96 feet to an iron pin found;

Thence along the East line of Swatzel (203-609 O.R.),

N 31° 42' 42" W, 1164.40 feet to an iron pin found;

Thence along the East lines of Swatzel (514-1238 O.R.),

N 16° 04' 25" E, 97.88 feet to an iron pin found;

N 75° 09' 21" W, 165.14 feet to an iron pin found;

N 4° 01' 24" E, 253.68 feet to an iron pin found, passing an iron pin found at 190.84 feet;

Thence along the South line of Croston (8-431 O.R.),

S 76° 35' 38" E, 376.94 feet to an iron pin found, passing an iron pin found at 143.03 feet;

Thence along the lines of Scragg (376-532 O.R.),

S 62° 23' 03" E, 240.22 feet to an iron pin set;

N 36° 28' 54" E, 240.10 feet to a point in the center of CR-44 (Shade Road) passing an iron pin set at 218.40 feet;

Thence along said road the following two courses:

S 85° 30' 38" E, 124.55 feet to a point;

S 82° 49' 29" E, 117.23 feet to the point of beginning **and containing 17.965 acres** of which 0.178 acres are contained within Fraction 30 and 17.787 acres are contained within Fraction 31.

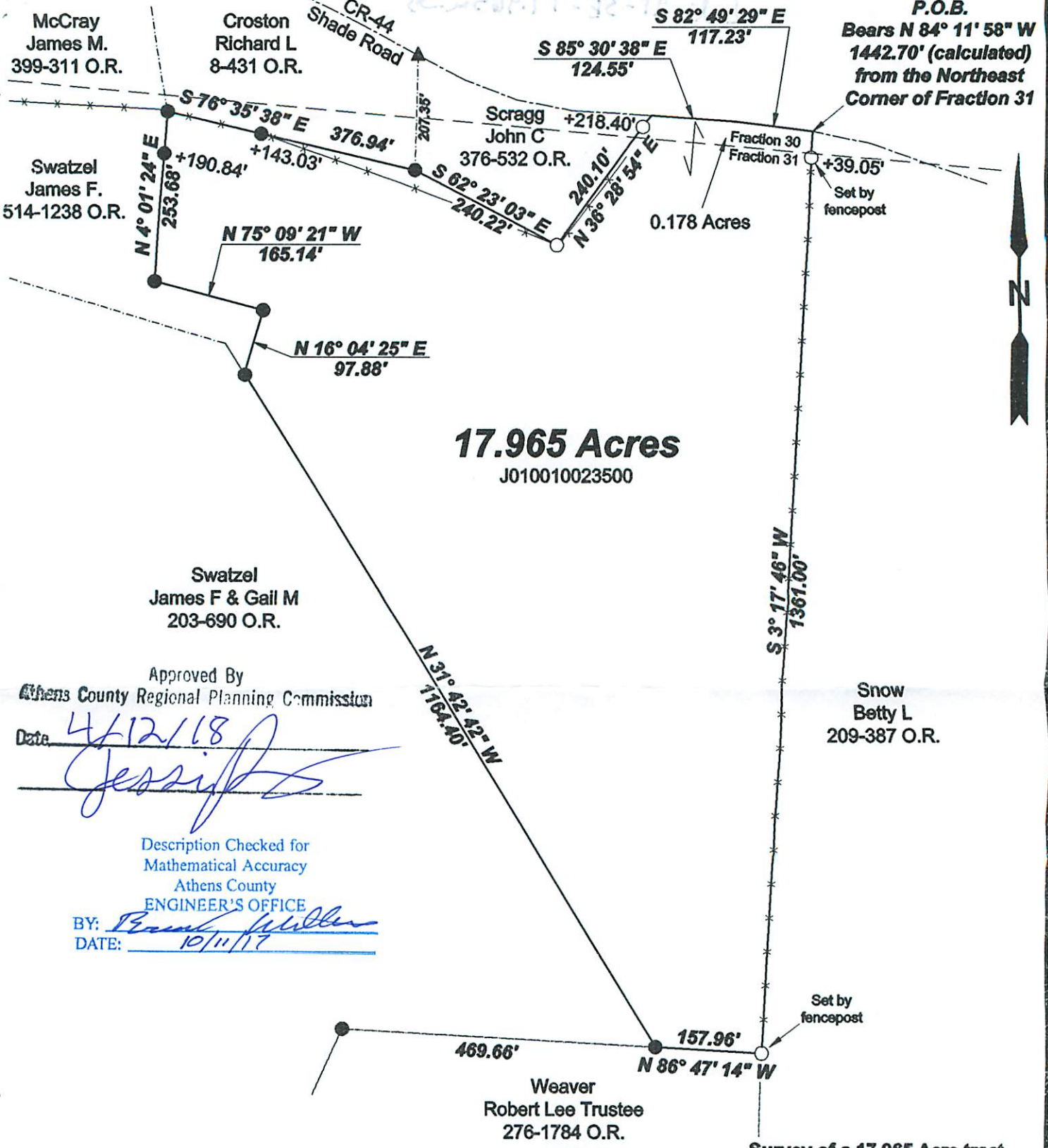
Subject to all easements and right of way of record.

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

[Signature]



17.965 Acres
J010010023500

Approved By
Athens County Regional Planning Commission

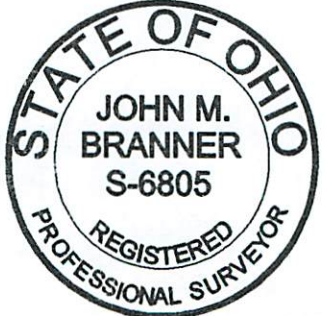
Date: 4/12/18
Jessie

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Paul Miller*
DATE: 10/11/17



Scale 1"=200'
○ = 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 17.965 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