

## DESCRIPTION OF A 5.050 ACRE TRACT

### Tract 3

Situated in Section 24, T.4, R.13, Lodi Township, Athens County, Ohio and being a part of Parcel J010010060100 as described in Volume 12, Page 371 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Commencing** at a stone found at the Northeast corner of Section 24, thence S 03° 16' 37" W, 1453.29 feet to a point on the South line of Sturbois (499-1560 O.R.), thence along the South line of Sturbois, N 86° 40' 54" W, 737.05 feet to an iron pin set, thence the East lines of Tracts 1 & 2 of this survey, S 04° 21' 46" W, 590.24 feet to an iron pin set (passing an iron pin set at 291.29 feet) and also being the **Point of Beginning** for the tract of land herein described:

Thence along new lines created by this survey:

**S 04° 21' 46" W, 298.75 feet** to an iron pin set;

**N 86° 05' 15" W, 755.27 feet** to a point in County Road 75 (Coolville Ridge Road), passing an iron pin set at 713.60 feet;

Thence along said road the following five courses:

(1) **N 33° 34' 09" E, 139.83 feet** to a point;

(2) **N 27° 09' 31" E, 65.48 feet** to a point;

(3) **N 16° 41' 35" E, 52.45 feet** to a point;

(4) **N 16° 41' 35" E, 15.06 feet** to a point;

(5) **N 03° 08' 04" W, 98.95 feet** to a point;

Thence leaving said road and along a new line created by this survey,

**S 82° 00' 52" E, 661.46 feet** to the Point of Beginning, passing an iron pin set at 26.14 feet and **containing 5.050 acres.**

Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"

Bearing: Grid North – N.A.D. 83 – Ohio South Zone

**The attached map is considered to be an integral part of this description and to be included in any future transfers.**

The above description is based on a field survey completed November, 2024 by

  
Jeb Branner, P.S. 8816

P.O. Box 274

The Plains, Ohio 45780

740-592-5778

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 12/4/24




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

DEC 04 2024

Jill Davidson  
Athens County Auditor

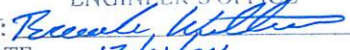


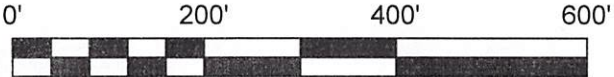
**SURVEY OF 5 TRACTS**  
Situating in Section 24, T.4, R.13,  
Lodi Twp., Athens Co., OH  
Surveyed Completed November, 2024

By:   
Jeb Branner, P.S. 8816  
P.O. Box 274  
The Plains, OH 45780  
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Line Table		
LINE	BEARING	DISTANCE
L1	N 33°34'09" E	139.83'
L2	N 27°09'31" E	65.48'
L3	N 16°41'35" E	52.45'
L4	N 16°41'35" E	15.06'
L5	N 03°08'04" W	98.95'

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
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Scale 1"=200'  
○ = Iron pin set 5/8" rebar w/ plastic ID cap  
● = Iron pin found unless otherwise noted  
□ = Stone found  
Bearings: N.A.D. 83 - Grid North - Ohio South Zone  
Ref. Docs.: Tax Plats, Deeds, Existing Surveys  
\*Coordinates are to be used for GIS purposes only

