

Description of 92.016 Acre Tract

Situated in the State of Ohio, County of Athens, Township of Lodi and being 89.997 acres in the South half of Section 29, 0.941 of an acre in the West half of Fraction 35 in Section 28, and 1.078 acres in the Southeast quarter of Section 35, Township 4 North, Range 13 West and being described as follows:

BEGINNING at an iron pin set at the Southeast corner of the Southwest quarter of said Section 29; thence along the said South line of said Southwest quarter of Section 29, also being the North line of said Fraction 35 in Section 28, North 87 degrees 02' 00" West, 1898.05 feet to an iron pin set; thence leaving said quarter section line and going along property now or formerly owned by Donald E. and Chris Lee as described in Volume 432, Page 2620 of the Official Records of Athens County, Ohio the following 2 courses:

- 1) South 18 degrees 38' 19" West, 247.00 feet to an iron pin set;
- 2) South 89 degrees 42' 00" West, 125.22 feet to an iron pin set;

thence along property now or formerly owned by the State of Ohio as described in Volume 109, Pages 515 and 520 of the Official Records of Athens County, Ohio the following 9 courses:

- 1) North 02 degrees 30' 16" West, 246.07 feet to an iron pin found;
- 2) North 04 degrees 44' 18" East, 78.33 feet;
- 3) North 11 degrees 34' 18" West, 112.14 feet to an iron pin found;
- 4) North 26 degrees 19' 07" West, 167.96 feet to an iron pin found;
- 5) North 31 degrees 39' 08" West, 111.22 feet to an iron pin found;
- 6) North 44 degrees 44' 19" West, 167.14 feet to an iron pin found;
- 7) North 55 degrees 50' 53" West, 165.60 feet to an iron pin found;
- 8) North 69 degrees 10' 47" West, 203.09 feet, having passed through an iron pin found at 110.32 feet;
- 9) South 88 degrees 02' 19" West, 88.66 feet;

thence South 22 degrees 03' 00" West, 30.00 feet to the center of County Road 33A (Old US Route 33); thence along the center of said County Road 33A, North 61 degrees 50' 18" West, 160.86 feet; thence leaving said County Road 33A and going along property now or formerly owned by Alexander and Nancy L. Couladis as described in Volume 348, Page 784 of the Official Records of Athens County, Ohio, North 15 degrees 48' 26" East, 74.97 feet to the center of County Road 98 (Angel Ridge Road), having passed through an iron pin set at 22.00 feet; thence along the center of said County Road 98 the following 5 courses:

- 1) South 72 degrees 04' 24" East, 77.20 feet;
- 2) North 76 degrees 58' 45" East, 76.47 feet;
- 3) North 49 degrees 16' 42" East, 87.03 feet;
- 4) North 37 degrees 47' 36" East, 137.34 feet;
- 5) North 33 degrees 12' 52" East, 34.18 feet;

thence leaving said County Road 98 and going along property now or formerly owned by Ronald Mark Hawk as described in Volume 600, Page 781 of the Official Records of Athens County, Ohio the following 6 courses:

- 1) South 04 degrees 24' 53" West, 38.34 feet to an iron pin found;
- 2) South 83 degrees 41' 53" East, 128.33 feet to an iron pin found;
- 3) North 39 degrees 18' 45" East, 116.16 feet to an iron pin set;
- 4) North 42 degrees 01' 10" East, 123.86 feet to an iron pin found;
- 5) North 35 degrees 24' 28" East, 93.73 feet to an iron pin set;
- 6) North 10 degrees 51' 44" East, 124.03 feet to a corner fence post found on the North line of the South half of said Southwest quarter of Section 29;

thence along said North line of the South half of the Southwest quarter of Section 29, South 86 degrees 59' 39" East, 2331.34 feet to a corner fence post found at the Northeast corner of said South half of the Southwest quarter of Section 29, having passed through an iron pin found at 49.80 feet; thence along the East line of said Southwest quarter of Section 29, South 03 degrees 22' 24" West, 803.02 feet to an iron pipe found; thence along property now or formerly owned by Clyde Jr. and Heather Barnhart as described in Volume 558, Page 643 of the Official Records of Athens County, Ohio the following 2 courses:

- 1) North 88 degrees 04' 39" East, 1066.56 feet to an iron pin set;
- 2) South 84 degrees 40' 00" East, 303.60 feet to an iron pin set;

thence along the East line of the Southwest quarter of said Southeast quarter of Section 29, South 03 degrees 22' 24" West, 614.16 feet to an iron pin set at the Southeast corner of said Southwest quarter of said Southeast quarter of Section 29; thence along the South line of said quarter-quarter, North 87 degrees 02' 00" West, 132.00 feet to an iron pin set; thence along the aforementioned property now or formerly owned by Donald E. and Chris Lee as described in Volume 432, Page 2620 of the Official Records of Athens County, Ohio, the following 3 courses:

- 1) North 45 degrees 34' 24" West, 121.42 feet to an iron pin set;
- 2) North 87 degrees 02' 00" West, 1141.80 feet to an iron pin set;
- 3) South 03 degrees 21' 41" West, 80.40 feet to the place of beginning,

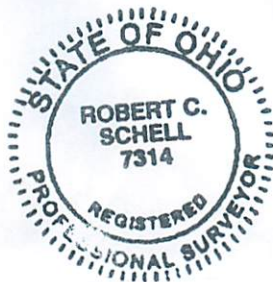
containing 92.016 acres, more or less, but being subject to all legal right-of-ways, easements, and restrictions of record and being the same property described in Volume 596, Page 72 of the Official Records of Athens County, Ohio.

This description was prepared by Robert C. Schell, P.S. No. 7314, from an actual field survey of the premises performed in December, 2023.

Bearings are based on Grid North of the Ohio South Coordinate System. Iron pins set are 5/8" x 30" rebar capped "Robert Schell-7314".

Deed Ref.: Vol. 596-P. 72, Official Records
73.697 Acres-All of Aud. Par. No. J010010048900
16.300 Acres-All of Aud. Par. No. J010010047200
0.941 Acre-All of Aud. Par. No. J010010049200
1.078 Acres-All of Aud. Par. No. J010010049100
92.016 Acres Total

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Deborah Witten*
DATE: 1/29/24



Robert C. Schell
Robert C. Schell
Professional Surveyor No. 7314
Date: December, 2023

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

JAN 29 2024

Jill Davidson
Athens County Auditor

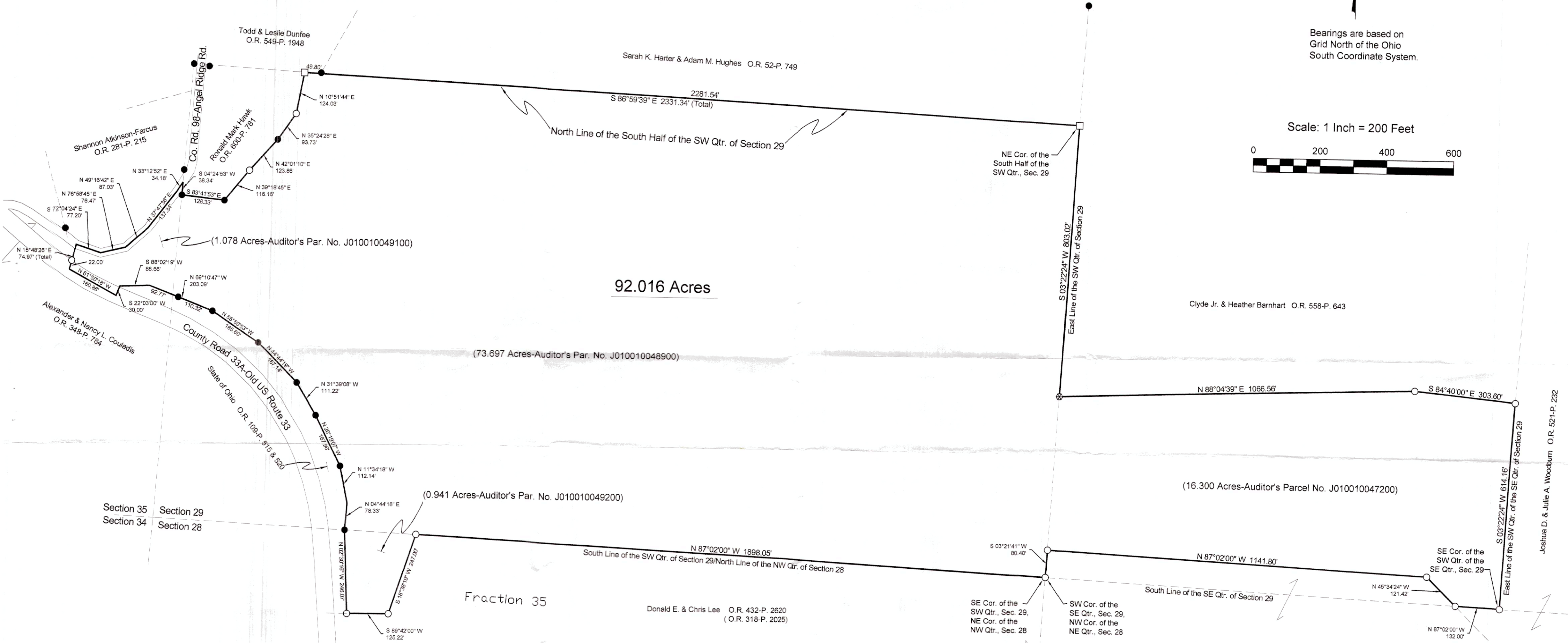
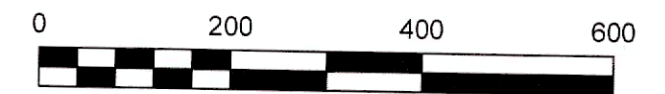
Plat of 92.016 Acre Tract Surveyed for Dean Blackburn-Lucille Hawk Property

89.997 Acres in the South Half of Section 29, 0.941 Acre in the West Half of Fraction 35 in Section 28, & 1.078 Acres in the Southeast Quarter of Section 35
 Township 4 North-Range 13 West, Lodi Township, Athens County, Ohio
 Deed Ref.: Volume 596-Page 72, Official Records



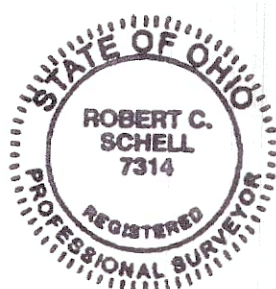
Bearings are based on
 Grid North of the Ohio
 South Coordinate System.

Scale: 1 Inch = 200 Feet



92.016 Acres

Fraction 35



Robert C. Schell
 Robert C. Schell, P.S. No. 7314
 19018 Woodfield Rd., Caldwell, Ohio 43724
 Phone: (740) 732-7150 Date: December, 2023

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *[Signature]*
 DATE: 1/29/24

- Pertinent Documents
- 1) All Deed Vol. & Pages Shown
 - 2) Lodi Township Sections 28, 29, & 35 Tax Maps
 - 3) Auditor's GIS Parcel Maps
 - 4) Survey Plats of the Area
 - 5) ODOT R/W Map, Ath 33-23.89, Sheet 34/35

LEGEND

- Iron Pin Set, 5/8"x30" rebar capped "Robert Schell-7314"
- Iron Pin Found
- ⊗ Iron Pipe Found
- Corner Fence Post Found