

DESCRIPTION OF A 2.71 ACRE TRACT

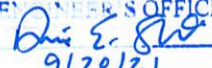
Situated in Fraction #24, (Sec. 28), T.4, R.13, Lodi Township, Athens County, Ohio and being part of Lot#1 of the Country Meadows Subdivision (Env. 402 A& B) and being more particularly described as follows:

Beginning at the South-west corner of Lot#1 of the Country Meadows Subdivision:
Thence, along the East Right of Way lines of Old U.S. Route #33:
N 11° 42' 29" W, 63.59 feet to a point;
N 5° 02' 23" W, 248.45 feet to an iron pin found;
N 0° 32' 11" E, 118.76 feet to a point;
N 9° 46' 26" W, 127.99 feet to an iron pin found;
Thence, leaving said right of way and along the line of Carnutte (555-35 O.R.)
S 86° 02' 25" E, 115.54 feet to an iron pin set;
Thence, along new lines created by this survey:
S 35° 26' 05" E, 291.14 feet to an iron pin set;
S 7° 58' 15" E, 239.95 feet to an iron pin set in the Right of Way of Meadowdale Drive;
Thence, along the right of way lines of Meadowdale Drive:
A curve to the right : 39.57 feet to an iron pin found,
Chord= 39.57 feet; Chord Bearing = S 73° 43' 29" W Radius= 1041.12 feet;
Thence, S 74° 49' 52" W, 232.09 feet, passing an iron pin set at 198.50 feet, to the point of beginning and containing 2.71 Acres.

Subject to all easements and rights of way of record.
Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped
Branner Surveying P.S. 6805
Bearings: Based on Country Meadows Subdivision Plat
The above description is based on a field survey completed September, 2021.


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



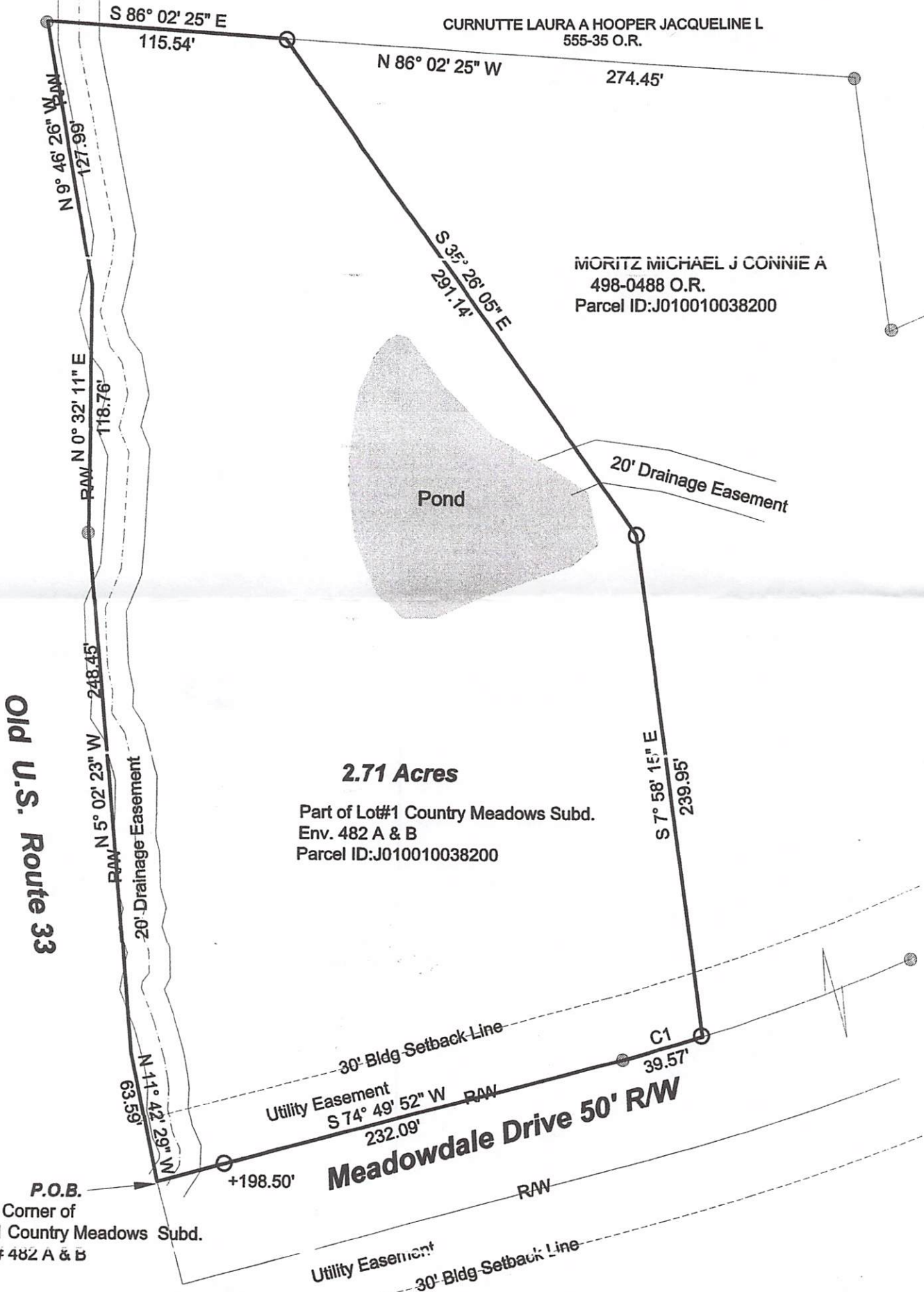
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 9/20/21

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

SEP 20 2021

Jill Thompson
Athens County Auditor

Curve	Radius	Arc	Chord	Chord Bearing
1	1041.12	39.57	39.57	S 73° 43' 29" W



Old U.S. Route 33

2.71 Acres

Part of Lot#1 Country Meadows Subd.
Env. 482 A & B
Parcel ID: J010010038200

CURNUTTE LAURA A HOOPER JACQUELINE L
555-35 O.R.

MORITZ MICHAEL J CONNIE A
498-0488 O.R.
Parcel ID: J010010038200

Pond

20' Drainage Easement

30' Bldg Setback Line
Utility Easement
S 74° 49' 52" W
232.09'

Meadowdale Drive 50' RW

P.O.B.
S.W. Corner of
Lot#1 Country Meadows Subd.
Env.# 482 A & B

Description Checked for
Mathematical Accuracy
Athens County
PLANNING OFFICE

APPROVED BY ATHENS
COUNTY REGIONAL
PLANNING COMMISSION
DATE: 10/21/21

BY: [Signature]
DATE: 9/20/21

Survey of a 2.71 Acre tract
Situated in Fr.#24, Section 28, T.4, R.13,
Lodi Township., Athens County, Ohio
Surveyed September 2021

By: [Signature]
John M. Branner, P.S. 6805
P.O. Box 274
The Plains, OH 45780



Scale 1"=60'

○ = Iron pin set 5/8" rebar w/ plastic ID cap

● = Iron pin found

Bearings: Country Meadows Subdivision Plat
Ref. Docs.: Tax Plats, Deeds, Existing Surveys