



PROPERTY DESCRIPTION
1.097 ACRE TRACT
LODI TOWNSHIP, PARCEL: J010010046200
OFFICIAL RECORD 590, PAGE 2186

SITUATE IN AND BEING A PART OF SECTION 29, TOWN 4 NORTH, RANGE 13 WEST, LODI TOWNSHIP, ATHENS COUNTY, OHIO, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT 5/8" CAPPED IRON REBAR SET IN THE CENTER OF A CREEK ON THE EAST LINE OF SECTION 29, SAID REBAR BEING IN THE WEST LINE OF THE 21.71 ACRE (TAXED) SCOTT E. STRAHAN TRACT (OFFICIAL RECORD 357, PAGE 2417) AND AT A COMMON CORNER TO THE 1.097 ACRE (THIS SURVEY) AMY ROBINSON TRACT (OFFICIAL RECORD 590, PAGE 2186) AND TO THE 68.10 ACRE (TAXED) CAROLYN W. BOBO TRACT (OFFICIAL RECORD 500, PAGE 2405), FROM WHERE A MARKED STONE AT THE NORTHEAST CORNER OF SECTION 29 BEARS N 02°59'57" E 943.10 FEET;

THENCE S 02°59'57" W 476.73 FEET, WITH THE EAST LINE OF SECTION 29 AND SAID 21.71 ACRE SCOTT E. STRAHAN TRACT, TO A POINT IN THE CENTERLINE OF LONG RUN ROAD (ALSO KNOWN AS COUNTY ROAD NUMBER 25), PASSING A 5/8" CAPPED IRON REBAR SET AT 30.00 FEET, A 5/8" CAPPED IRON REBAR FOUND AT 343.48 FEET AND A 1/2" IRON PIPE FOUND AT 451.09 FEET;

THENCE, WITH THE CENTERLINE OF LONG RUN ROAD, THE FOLLOWING **FOUR (4) COURSES AND DISTANCES;**

- 1. THENCE N 55°17'04" W 141.68 FEET TO A POINT;**
- 2. THENCE N 53°16'31" W 49.40 FEET TO A POINT;**
- 3. THENCE N 51°26'40" W 46.19 FEET TO A POINT;**
- 4. THENCE N 49°58'29" W 30.07 FEET TO A POINT AT A COMMON CORNER TO SAID 68.10 ACRE CAROLYN W. BOBO TRACT;**

THENCE, LEAVING LONG RUN ROAD, WITH SAID 68.10 ACRE CAROLYN W. BOBO TRACT AND ALONG THE MEANDERINGS OF THE CENTERLINE OF A CREEK, THE FOLLOWING **SEVENTEEN (17) COURSES AND DISTANCES;**

- 1. THENCE N 60°58'29" E 25.46 FEET TO A POINT, PASSING A 5/8" CAPPED IRON REBAR SET AT 20.00 FEET;**
- 2. THENCE N 28°11'15" E 13.68 FEET TO A POINT;**
- 3. THENCE N 75°24'35" E 11.06 FEET TO A POINT;**
- 4. THENCE S 84°00'05" E 15.04 FEET TO A POINT;**
- 5. THENCE N 08°27'21" E 42.08 FEET TO A POINT;**
- 6. THENCE N 28°56'27" E 28.20 FEET TO A POINT;**



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- 7. THENCE N 65°28'41" E 25.70 FEET TO A POINT;
- 8. THENCE N 19°17'15" E 29.92 FEET TO A POINT;
- 9. THENCE N 41°34'56" E 34.80 FEET TO A POINT;
- 10. THENCE S 64°21'20" E 22.21 FEET TO A POINT;
- 11. THENCE N 85°20'50" E 19.07 FEET TO A POINT;
- 12. THENCE N 41°42'04" E 24.77 FEET TO A POINT;
- 13. THENCE N 23°28'14" W 15.88 FEET TO A POINT;
- 14. THENCE N 17°36'23" E 93.19 FEET TO A POINT;
- 15. THENCE N 69°23'03" E 12.79 FEET TO A POINT;
- 16. THENCE N 23°40'42" E 42.82 FEET TO A POINT;
- 17. THENCE N 42°18'42" E 4.49 FEET TO THE POINT OF BEGINNING;

CONTAINING 1.097 ACRES, INCLUDING 0.118 ACRE IN THE LONG RUN ROAD RIGHT OF WAY, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 02/01/2024 AS SHOWN ON PLAT ATTACHED HERETO AND MADE A PART THEREOF.

BEING THE SAME TRACT OR PARCEL OF LAND CONVEYED TO AMY ROBINSON IN OFFICIAL RECORD 590, PAGE 2186

SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

BASIS OF BEARINGS: OHIO STATE PLANE (SOUTH ZONE).

Randall R. Cline II

RANDALL R. CLINE II, PS #8096

PROJECT NUMBER: 2240013



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 8/20/24

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

OCT 22 2024

Jill Davidson
Athens County Auditor

LINE	BEARING	DISTANCE
L1	N 53°16' 31" W	49.40'
L2	N 51°26' 40" W	46.19'
L3	N 49°58' 29" W	30.07'
L4	S 60°58' 29" W	25.46'
L5	N 28°11' 15" E	13.68'
L6	N 75°24' 35" E	11.06'
L7	S 84°00' 05" E	15.04'
L8	N 08°27' 21" E	42.08'
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L11	N 19°17' 15" E	29.92'
L12	N 41°34' 56" E	34.80'
L13	S 64°21' 20" E	22.21'
L14	N 85°20' 50" E	19.07'
L15	N 41°42' 04" E	24.77'
L16	N 23°28' 14" W	15.88'
L17	N 69°23' 03" E	12.79'
L18	N 23°40' 42" E	42.82'
L19	N 42°18' 42" E	4.49'

NORTHEAST CORNER OF SECTION 29
TOWN 4 NORTH, RANGE 13 WEST



LEGEND

- SET 5/8" CAPPED IRON REBAR
- FOUND IRON ROD/REBAR
- FOUND CAPPED IRON REBAR
- ⊠ FOUND STONE
- ⊙ POINT
- PROPERTY LINE
- - - RIGHT OF WAY
- - - SECTION LINE
- - - TAX PARCEL LINE
- - - CENTERLINE
- ▤ STRUCTURE
- ▤ RUN/DITCH

REFERENCES
BEING PART OF
SECTION 29, TN 4N, RN 13W
LODI TOWNSHIP
ATHENS COUNTY, OHIO
PARCEL J010010046200
OFFICIAL RECORD 590, PAGE 2186

PLATS ON FILE IN THE ATHENS
COUNTY, OHIO, TAX MAP OFFICE.

LIMITATIONS OF SURVEY:
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE OPINION
AND THEREFORE IS SUBJECT TO ANY
STATEMENT OF FACTS REVEALED BY
EXAMINATION OF SUCH DOCUMENTS AND
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HAZARDS, ENVIRONMENTAL
CONDITIONS, HAZARDOUS MATERIALS,
UTILITIES, OR ITEMS THAT MAY
AFFECT THE USE OF PROPERTY
SURVEYED.

PARCEL J010010046300
CAROLYN V. BOBB
DR 500/2405
68.10 ACRES (TAXED)

WEST LINE FOLLOWS
THE MEANDERINGS
OF A CREEK

PARCEL J010010046200
AMY ROBINSON
OR 590/2186
1.097 ACRES THIS SURVEY

PARCEL J010010045803
SCOTT E. STRAHAN
TAINYA STRAHAN
DR 357/2417
21.71 ACRES (TAXED)

PARCEL J010010046300
CAROLYN V. BOBB
DR 500/2405
68.10 ACRES (TAXED)

PARCEL J010010045900
MARY MCDANIEL
DR 553/2164
3.07 ACRES (TAXED)

STATE OF OHIO
REGISTERED SURVEYOR
RANDALL R. CLINE II
S-8096

Randall R. Cline II
BY: *[Signature]*
DATE: *2/20/24*

RANDALL R. CLINE II
P.S. # 1979WV, 8096OH

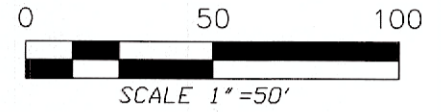
Description Checked by
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

SECTION 29, TOWN 4N, RANGE 13W
LODI TOWNSHIP
ATHENS COUNTY, OHIO
PARCEL J010010046200

LINE	BEARING	DISTANCE
L1	N 53°16'31" W	49.40'
L2	N 51°26'40" W	46.19'
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NORTHEAST CORNER OF SECTION 29
TOWN 4 NORTH, RANGE 13 WEST

N: 461581.96
E: 2100477.34



POINT OF BEGINNING

N: 460640.15
E: 2100427.99

PARCEL J010010046300
CAROLYN W. BOBO
OR 500/2405
68.10 ACRES (TAXED)

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THE MEANDERINGS
OF A CREEK

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21.71 ACRES (TAXED)

PARCEL J010010046300
CAROLYN W. BOBO
OR 500/2405
68.10 ACRES (TAXED)

PARCEL J010010045900
MARY MCDANIEL
OR 553/2164
5.07 ACRES (TAXED)

LEGEND

- SET 5/8" CAPPED IRON REBAR
- FOUND IRON ROD/REBAR
- ⊙ FOUND CAPPED IRON REBAR
- ⊠ FOUND STONE
- ⊗ POINT
- PROPERTY LINE
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- CENTERLINE
- ▨ STRUCTURE
- ▨ RUN/DITCH

REFERENCES

BEING PART OF
SECTION 29, TN 4N, RN 13W
LODI TOWNSHIP
ATHENS COUNTY, OHIO
PARCEL J010010046200
OFFICIAL RECORD 590, PAGE 2186

PLATS ON FILE IN THE ATHENS
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ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 8/20/24

RANDALL R. CLINE II
P.S. # 1979WV, 8096OH

**SECTION 29, TOWN 4N, RANGE 13W
LODI TOWNSHIP
ATHENS COUNTY, OHIO
PARCEL J010010046200**

SCALE 1"=50'
02/02/2024
PROJ. #2240013



11283 EMERSON AVENUE, PARKERSBURG, WV 26104
(304) 464-5305 PICKERING USA.COM

**BOUNDARY SURVEY
EXISTING PARCEL:
1.097 ACRES**

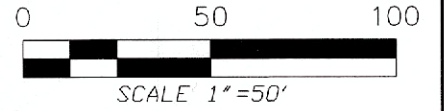
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PARCEL J010010045900
MARY MCDANIEL
OR 553/2164
5.07 ACRES (TAXED)

SECTION 29, TOWN 4N, RANGE 13W
SECTION 23, TOWN 4N, RANGE 13W
LONG RUN ROAD
(AKA COUNTY ROAD NO.25)



RANDALL R. CLINE II
P.S. # 1979WV, 8096OH

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Randall R. Cline II*
DATE: 8/20/24

SECTION 29, TOWN 4N, RANGE 13W
LODI TOWNSHIP
ATHENS COUNTY, OHIO
PARCEL J010010046200

SCALE 1"=50'

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Architects • Engineers • Surveyors

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