

MAR 11 2024

Jill Davidson
Athens County Auditor

DESCRIPTION OF A 5.103 ACRE TRACT

Situated in Sections 29 & 35, T.4, R.13, Lodi Township, Athens County, Ohio and being part of Parcel J010010048900 as described in Volume 612, Page 130 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found bearing N 73° 18' 01" W, 2624.66 feet (calculated) from Southeast corner of the Southwest Quarter of Section 29:

Thence along the right-of-way of County Road 33A (Old US Route 33) and the lines of Athens County Commissioners (see map for Auditor's reference), the following three courses:

- (1) N 69° 10' 47" W, 203.09 feet to a point, passing an iron pin found at 110.32 feet;
- (2) S 88° 02' 19" W, 88.66 feet to a point;
- (3) S 22° 03' 00" W, 30.00 feet to a point in County Road 33A (Old US Route 33);

Thence along said road,

N 61° 50' 18" W, 160.86 feet to a point;

Thence leaving said road and along the line of Couladis (348-784 O.R.),

N 15° 48' 26" E, 74.97 feet to a point in County Road 98 (Angel Ridge Road), passing an iron pin found at 25.86 feet;

Thence along said road the following five courses:

- (1) S 72° 04' 24" E, 77.20 feet to a point;
- (2) N 76° 58' 45" E, 76.47 feet to a point;
- (3) N 49° 16' 42" E, 87.03 feet to a point;
- (4) N 37° 47' 36" E, 137.34 feet to a point;
- (5) N 33° 12' 52" E, 34.18 feet to a point;

Thence leaving said road and along the lines of Hawk (600-781 O.R.) the following six courses:

- (1) S 04° 24' 53" W, 38.34 feet to an iron pin found;
- (2) S 83° 41' 53" E, 128.33 feet to an iron pin found;
- (3) N 39° 18' 45" E, 116.16 feet to an iron pin found;
- (4) N 42° 01' 10" E, 123.86 feet to an iron pin found;
- (5) N 35° 24' 28" E, 93.73 feet to an iron pin found;
- (6) N 10° 51' 44" E, 124.03 feet to a corner post found;

Thence along the South line of Dunfee (549-1948 O.R.) and Harter (370-2044 O.R.),
S 86° 59' 39" E, 470.66 feet to an iron pin set;

Thence along new lines created by this survey the following four courses:

- (1) S 61° 27' 27" W, 544.92 feet to an iron pin set;
- (2) S 20° 20' 59" W, 316.78 feet to an iron pin set;
- (3) S 60° 53' 48" W, 108.52 feet to an iron pin set;
- (4) S 36° 05' 51" W, 86.28 feet to the Point of Beginning and **containing 5.103 acres** of which 4.025 acres are contained within Section 29 and 1.078 acres are contained within Section 35.


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

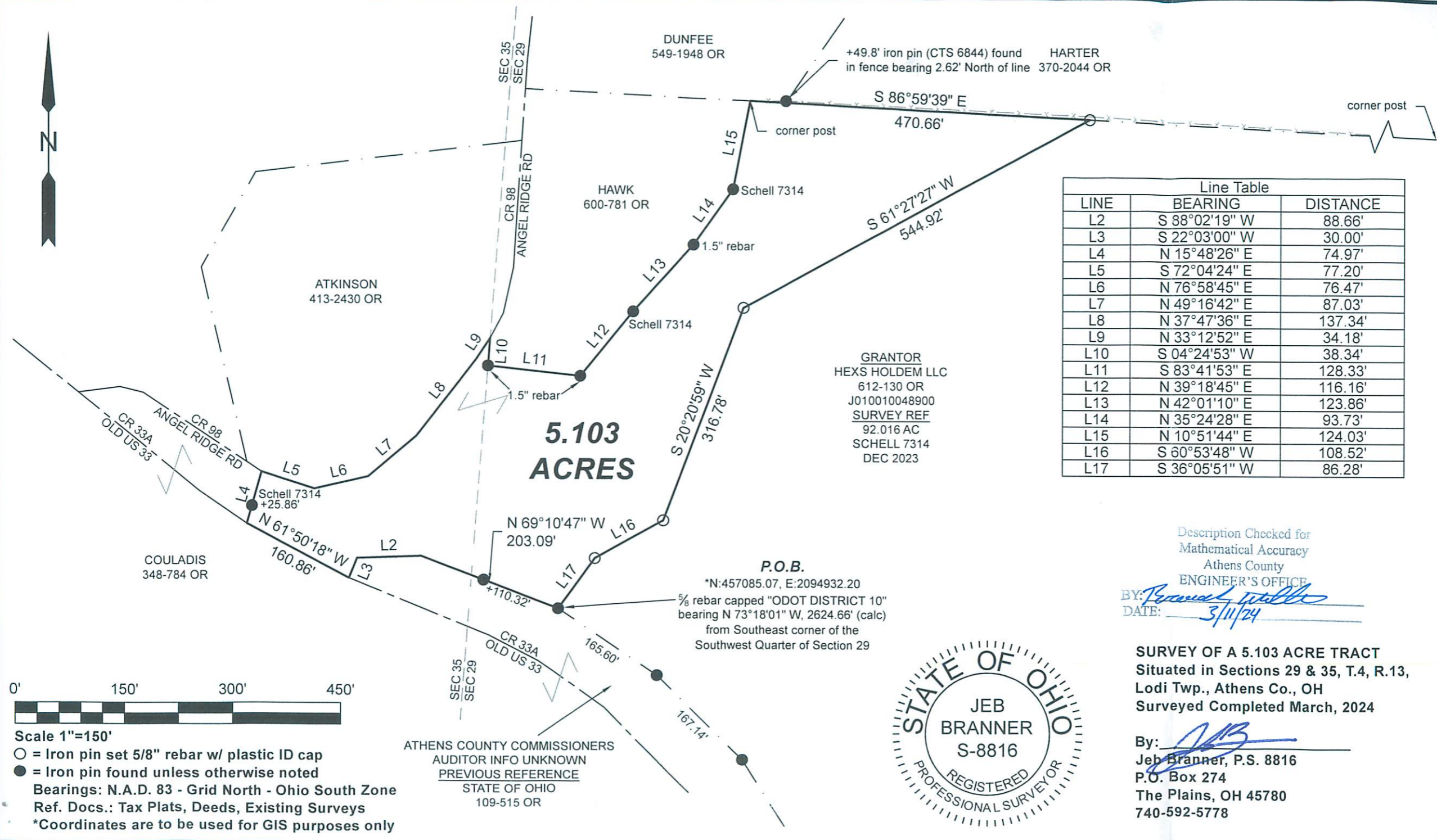
The attached map is considered to be an integral part of this description and to be included in any future transfers.

The above description is based on a field survey completed March, 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: 3/11/24



**5.103
ACRES**

GRANTOR
HEXS HOLDEM LLC
612-130 OR
J010010048900
SURVEY REF
92.016 AC
SCHELL 7314
DEC 2023

P.O.B.
*N:457085.07, E:2094932.20
5/8 rebar capped "ODOT DISTRICT 10"
bearing N 73°18'01" W, 2624.66' (calc)
from Southeast corner of the
Southwest Quarter of Section 29

Line Table		
LINE	BEARING	DISTANCE
L2	S 88°02'19" W	88.66'
L3	S 22°03'00" W	30.00'
L4	N 15°48'26" E	74.97'
L5	S 72°04'24" E	77.20'
L6	N 76°58'45" E	76.47'
L7	N 49°16'42" E	87.03'
L8	N 37°47'36" E	137.34'
L9	N 33°12'52" E	34.18'
L10	S 04°24'53" W	38.34'
L11	S 83°41'53" E	128.33'
L12	N 39°18'45" E	116.16'
L13	N 42°01'10" E	123.86'
L14	N 35°24'28" E	93.73'
L15	N 10°51'44" E	124.03'
L16	S 60°53'48" W	108.52'
L17	S 36°05'51" W	86.28'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Perennial*
DATE: 3/11/24

SURVEY OF A 5.103 ACRE TRACT
Sited in Sections 29 & 35, T.4, R.13,
Lodi Twp., Athens Co., OH
Surveyed Completed March, 2024



By: *JEB*
Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, OH 45780
740-592-5778



Scale 1"=150'
○ = Iron pin set 5/8" rebar w/ plastic ID cap
● = Iron pin found unless otherwise noted
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

ATHENS COUNTY COMMISSIONERS
AUDITOR INFO UNKNOWN
PREVIOUS REFERENCE
STATE OF OHIO
109-515 OR