

DESCRIPTION OF A 56.958 ACRE TRACT
to be continuous and contiguous with J010010039700, Cooper (288-1819 O.R.)

Situated in Section 33, T.4, R.13, Lodi Township, Athens County, Ohio and being a part of Parcel J010010039900 as described in Volume 538, Page 2629 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at iron pin set bearing N 03° 47' 30" E, 410.45 feet from a fence post taken to be the Southwest corner of Section 33:

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

- (1) N 28° 11' 23" W, 518.68 feet to an iron pin set;
 - (2) N 21° 31' 26" W, 407.11 feet to an iron pin set;
 - (3) N 75° 52' 54" W, 63.22 feet to an iron pin set;
 - (4) S 89° 00' 45" W, 172.82 feet to an iron pin set;
 - (5) S 70° 30' 09" W, 113.99 feet to an iron pin set;
 - (6) S 85° 16' 08" W, 120.45 feet to an iron pin set;
 - (7) N 27° 03' 32" E, 255.04 feet to an iron pin set;
 - (8) N 66° 24' 25" W, 506.05 feet to an iron pin set;
 - (9) N 57° 31' 32" W, 448.18 feet to an iron pin set;
 - (10) N 43° 10' 33" W, 382.36 feet to an iron pin set;
 - (11) N 03° 00' 16" E, 251.39 feet to an iron pin found;
- Thence along the East line of Kyle (528-1269 O.R.),
N 03° 00' 16" E, 323.37 feet to an iron pin found in a fence line;
- Thence along the South line of Cooper (288-1819 O.R.),
S 86° 48' 51" E, 170.56 feet to an iron pin found (set in previous survey);
- Thence along the South line of Board of Trustees of Lodi Township (528-1823 O.R.),
S 87° 28' 40" E, 191.59 feet to an iron pin found (set in previous survey);
- Thence along the South line of Cooper (288-1819 O.R.):
S 87° 17' 59" E, 560.10 feet to a fence post;
- S 88° 04' 48" E, 1039.84 feet to a point on the West line of Cowan Road LLC (570-1974 O.R.);
- Thence along the West line of Cowan Road LLC,
S 03° 42' 14" W, 1054.38 feet to an iron pin found;
- Thence along the West line of Ellis Wyatt LLC (585-2361 O.R.),
S 03° 47' 30" W, 1194.76 feet to the Point of Beginning and **containing 56.958 acres** and to be continuous and contiguous with J010010039700, Cooper(288-1819 O.R.)

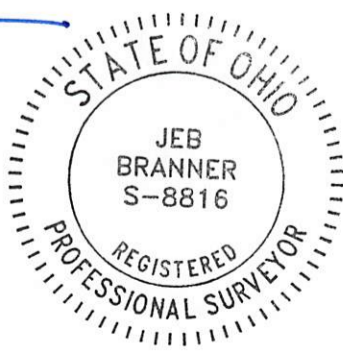
Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch rebar with I.D. Cap stamped "Branner Surveying 8816"

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

The above description is based on a field survey completed November, 2021 by

Jeb Branner, P.S. 8816



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: J. Branner
DATE: 11/22/21

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

NOV 22 2021

Jill Thompson
Athens County Auditor



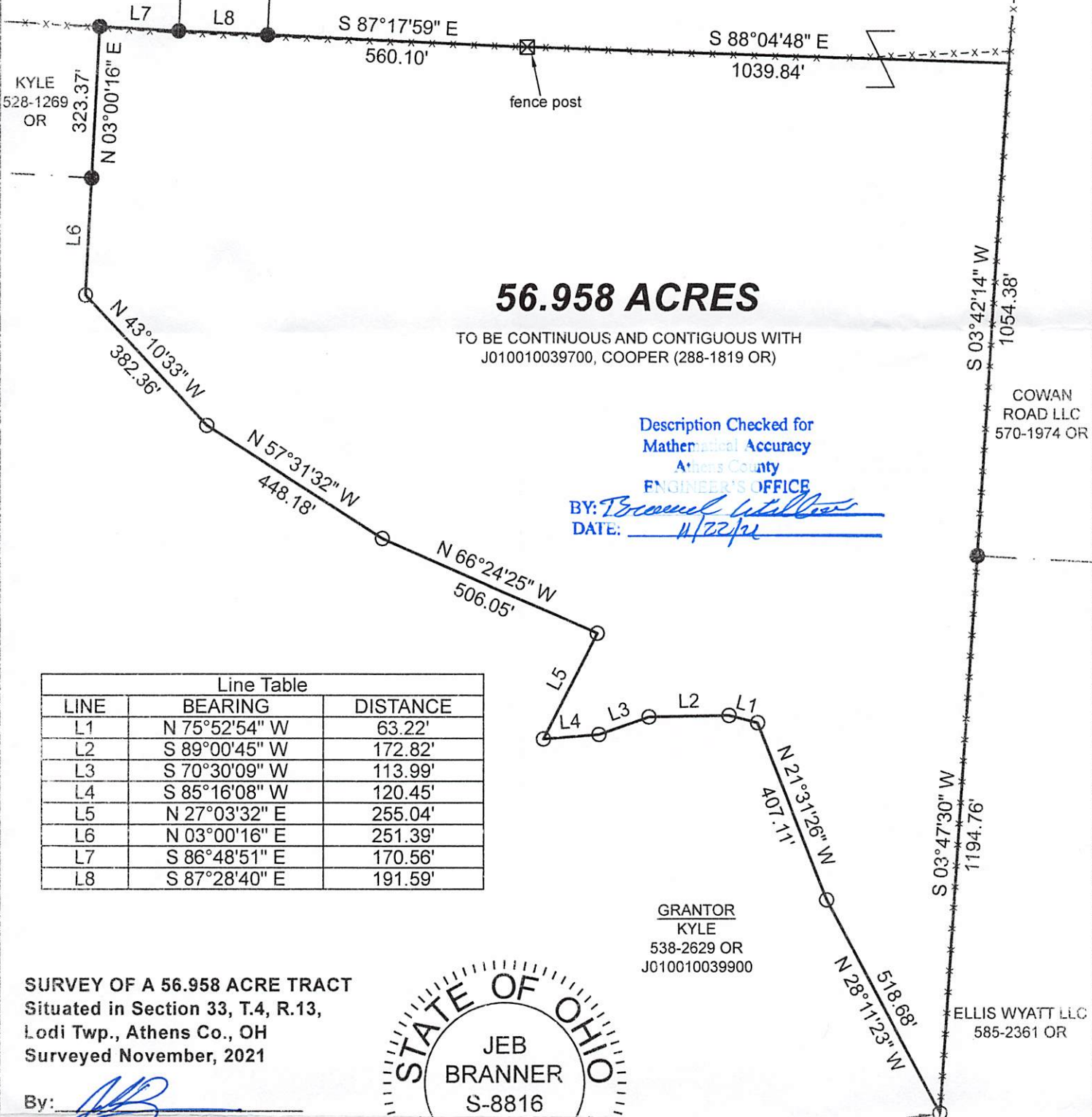
stone found at the Northwest corner of Fraction 33 (Section 27)

BOARD OF TRUSTEES OF LODI TOWNSHIP 528-1823 OR

County Road 102 Cowan Road

COOPER 288-1819 OR J010010039700

KYLE 528-1269 OR



56.958 ACRES

TO BE CONTINUOUS AND CONTIGUOUS WITH J010010039700, COOPER (288-1819 OR)

Description Checked for Mathematical Accuracy Athens County ENGINEER'S OFFICE

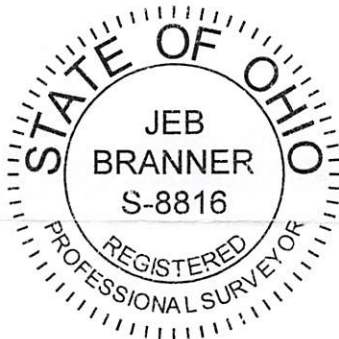
BY: *J. Branner* DATE: 11/22/21

Line Table		
LINE	BEARING	DISTANCE
L1	N 75°52'54" W	63.22'
L2	S 89°00'45" W	172.82'
L3	S 70°30'09" W	113.99'
L4	S 85°16'08" W	120.45'
L5	N 27°03'32" E	255.04'
L6	N 03°00'16" E	251.39'
L7	S 86°48'51" E	170.56'
L8	S 87°28'40" E	191.59'

GRANTOR KYLE 538-2629 OR J010010039900

SURVEY OF A 56.958 ACRE TRACT Situated in Section 33, T.4, R.13, Lodi Twp., Athens Co., OH Surveyed November, 2021

By: *J. Branner*
Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, OH 45780



P.O.B.

*N:446201.60, E:2094145.92



Scale 1"=300'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found
- = Stone found
- ⊠ = Fence post

Bearings: N.A.D. 83 - Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys
*Coordinates are to be used GIS purposes only

fencepost found taken to be the Southwest corner of Section 33