

## **DESCRIPTION OF A 261.972 Acre Tract**

### **Combining Existing Tracts of Record**

Situated in Fractions 2, 4, 6, & 12, Sections 9, 10, 15 & 16, T.4, R.13, Lodi Township, Athens County, Ohio and a part of the David L. Bircher Et.Al. Trustee, Volume 509, Page 202 of the Official Records of Athens County, Ohio, and being part of Parcel J010010016000, and all of Parcels J010010016100, J010010016300, J010010017300 & J010010017400, and being more particularly described as follows:

**Commencing** at a stone found at the Northeast corner of Section 16, thence S 06° 06' 48" W, 8341.59 feet to an iron pin found by a fence corner and overturned stone and also being the **Point of Beginning** for the survey herein described:

Thence along the lines of Powell (308-975 D.R.) and Isaacs (356-489 D.R.),  
N 86° 52' 18" W, 1517.56 feet to an overturned stone found;

Thence continuing along the East line of Isaacs,  
N 01° 45' 46" E, 1053.56 feet to an iron pin found;

Thence along the lines of Snow-Rosser (535-1197 O.R.), the following eight courses:

- (1) N 04° 53' 51" E, 73.59 feet to an iron pin found in the base of a tree;
- (2) N 14° 49' 54" E, 253.49 feet to an iron pin found;
- (3) N 22° 34' 56" E, 151.32 feet to an iron pin found;
- (4) N 18° 25' 39" E, 147.47 feet to an iron pin found;
- (5) N 37° 32' 20" E, 62.00 feet to an iron pin found;
- (6) N 14° 58' 22" E, 270.04 feet to an iron pin found;
- (7) N 35° 42' 39" E, 166.78 feet to an iron pin found;
- (8) N 84° 42' 11" W, 712.11 feet to an iron pin found;

Thence along the lines of Snow-Rosser and Webb (282-52 D.R.),

N 03° 01' 22" E, 864.99 feet to an iron pin set at a fallen corner tree with wire;

Thence along the South line of Remy (518-1305 O.R.),

S 88° 31' 47" E, 458.27 feet to a corner stump with wire, passing an iron pin set next to the stump at 455.88 feet;

Thence along the East line of Remy,

N 04° 12' 39" E, 670.33 feet to an iron pin found;

Thence along the lines of Remy (316-1817 O.R.),

S 85° 12' 41" E, 219.24 feet to an iron pin found;

N 03° 50' 26" W, 422.87 feet to a point in Township Road 80 (Sargent Road), passing an iron pin found at 400.38 feet;

Thence along said road the following eight courses:

- (1) N 87° 41' 26" E, 82.57 feet to a point;
- (2) N 73° 26' 11" E, 130.35 feet to a point;
- (3) N 49° 14' 29" E, 119.85 feet to a point;
- (4) N 34° 05' 27" E, 135.64 feet to a point;
- (5) N 30° 05' 04" E, 57.46 feet to a point;
- (6) N 44° 09' 39" E, 46.93 feet to a point;
- (7) N 56° 31' 48" E, 234.14 feet to a point;
- (8) N 47° 26' 41" E, 167.72 feet to a point at the intersection of Township Road 80 (Sargent Road) and Township Road 78 (Shade Creek Road);

Thence along Township Road 78 (Shade Creek Road) the following seven courses:

- (1) S 33° 21' 38" E, 108.55 feet to a point;
- (2) S 46° 46' 07" E, 148.15 feet to a point;

- (3) S 70° 18' 56" E, 141.08 feet to a point;
- (4) N 89° 44' 14" E, 605.92 feet to a point;
- (5) S 87° 31' 16" E, 247.19 feet to a point;
- (6) S 72° 39' 47" E, 99.40 feet to a point;
- (7) S 37° 16' 40" E, 19.82 feet to a point;

Thence leaving said road and along the West line of Thompson (334-513 D.R.), S 03° 45' 27" E, 762.94 feet to a point in the Middle Branch Shade Creek, passing iron pins set in a fenceline at 50.26 feet and 666.15 feet;

Thence along said creek and the following sixteen courses:

- (1) S 60° 09' 59" E, 144.32 feet to a point;
- (2) S 12° 05' 41" E, 104.03 feet to a point;
- (3) S 05° 35' 04" W, 328.51 feet to a point;
- (4) S 15° 10' 40" E, 283.06 feet to a point;
- (5) S 00° 54' 08" E, 184.57 feet to a point;
- (6) S 31° 41' 27" E, 196.39 feet to a point;
- (7) S 01° 39' 54" W, 250.04 feet to a point;
- (8) S 08° 45' 39" E, 429.32 feet to a point;
- (9) S 24° 34' 54" E, 150.21 feet to a point;
- (10) S 07° 51' 12" E, 127.62 feet to a point;
- (11) S 20° 06' 53" E, 485.92 feet to a point;
- (12) S 17° 14' 55" E, 377.35 feet to a point;
- (13) S 08° 12' 12" W, 195.88 feet to a point;
- (14) S 14° 31' 24" W, 102.95 feet to a point;
- (15) S 19° 29' 10" W, 100.19 feet to a point;
- (16) S 42° 22' 12" W, 75.29 feet to a point;

Thence leaving said creek, and along the lines of Reilly the following ten courses:

- (1) N 64° 37' 32" W, 32.00 feet to an iron pin found;
- (2) N 38° 01' 33" W, 138.01 feet to an iron pin found;
- (3) N 42° 15' 13" W, 99.17 feet to an iron pin found;
- (4) N 50° 59' 47" W, 126.12 feet to an iron pin found;
- (5) N 83° 59' 46" W, 289.58 feet to an iron pin found;
- (6) N 86° 27' 40" W, 209.01 feet to an iron pin set;
- (7) S 49° 01' 27" W, 309.16 feet to an iron pin found;
- (8) S 53° 38' 59" W, 361.66 feet to an iron pin set;
- (9) S 44° 43' 02" W, 109.24 feet to an iron pin found;
- (10) S 48° 21' 11" W, 260.05 feet to the point of beginning **and containing 261.972 acres total**, of which 57.800 acres are contained within Section 16 (J010010016000), 42.558 acres are contained within Fraction 2 (J010010017400), 2.879 acres are contained within Fraction 4 (J010010016100), 128.222 acres are contained within Fraction 6 (J010010016300), and 30.516 acres are contained within Fraction 12 (J010010017300).

Subject to all easements and rights of way of record.

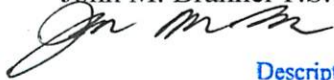
Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

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

The above description is based on a field survey completed October, 2018 by

Jeb Branner, S.I., E.I., under the supervision of:

John M. Branner P.S. 6805



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

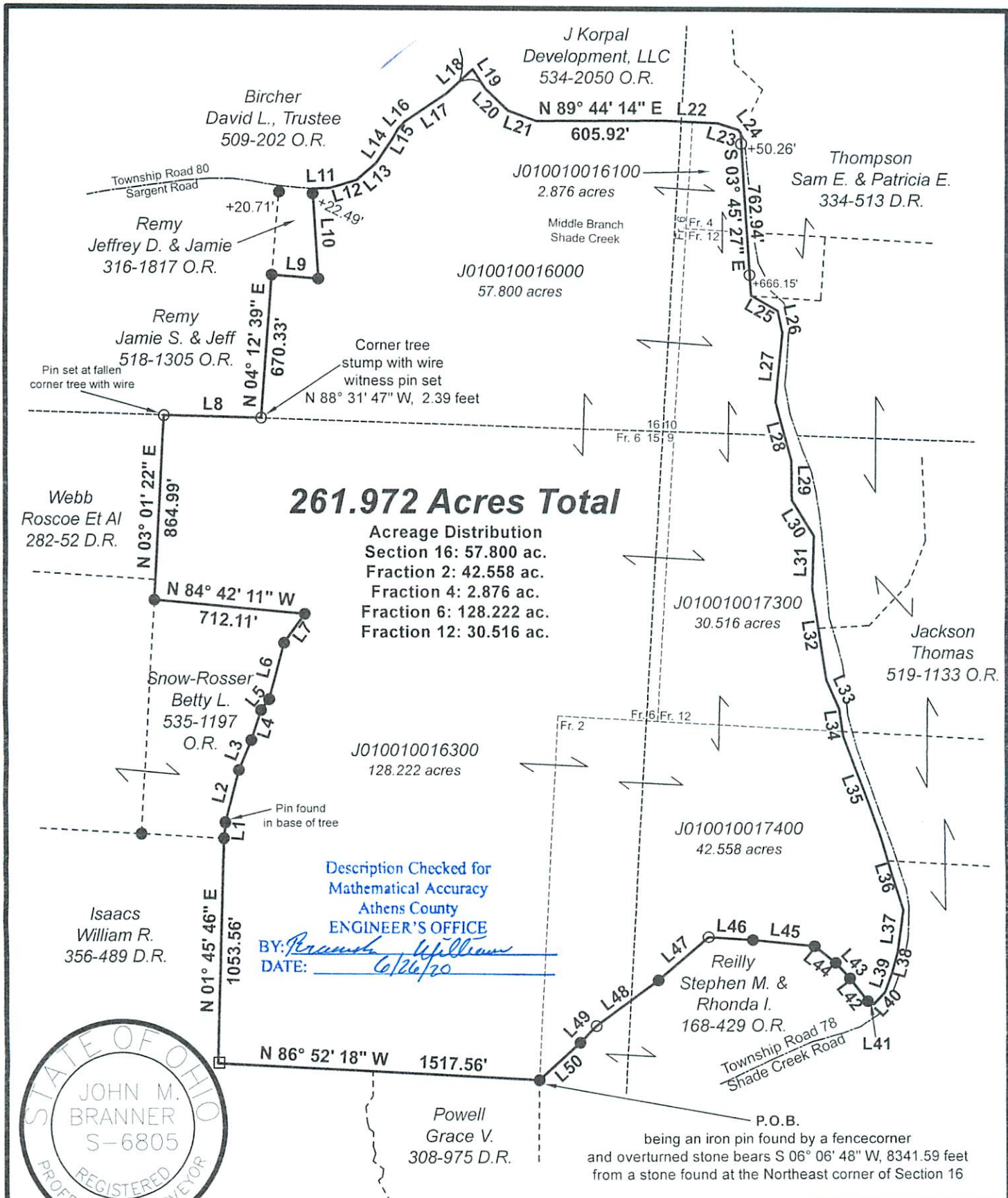
BY: *Jessie Whitman*  
DATE: 6/26/20



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

JUN 26 2020

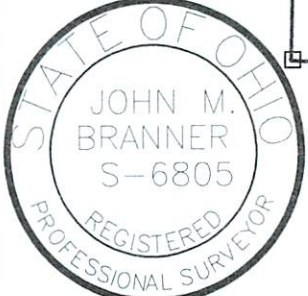
Jill Thompson  
Athens County Auditor



**261.972 Acres Total**

Acreage Distribution  
 Section 16: 57.800 ac.  
 Fraction 2: 42.558 ac.  
 Fraction 4: 2.876 ac.  
 Fraction 6: 128.222 ac.  
 Fraction 12: 30.516 ac.

Description Checked for  
 Mathematical Accuracy  
 Athens County  
**ENGINEER'S OFFICE**  
 BY: *William R. Isaacs*  
 DATE: *6/26/20*



Survey of a 261.972 Acre tract  
 Situated in Fractions 2, 4, 6 & 12  
 Sections 9, 10, 15 & 16 T.4, R.13,  
 Lodi Twp., Athens Co., OH  
 Surveyed October, 2017 By:  
 Jeb Branner, S.I., E.I.,  
 under the supervision of:

*John M. Branner*  
 John M. Branner, P.S. 8605  
 P.O. Box 274  
 The Plains, OH 45780

Scale 1"=600'  
 ○ = Iron pin set 5/8" rebar w/ plastic ID cap  
 ● = Iron pin found  
 □ = Stone found  
 Bearings: N.A.D. Grid North - Ohio South Zone  
 Ref. Docs.: Tax Plats, Deeds, Existing Surveys

Short Line Table					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 04° 53' 51" E	73.59'	L26	S 12° 05' 41" E	104.03'
L2	N 14° 49' 54" E	253.49'	L27	S 05° 35' 04" W	328.51'
L3	N 22° 34' 56" E	151.32'	L28	S 15° 10' 40" E	283.06'
L4	N 18° 25' 39" E	147.47'	L29	S 00° 54' 08" E	184.57'
L5	N 37° 32' 20" E	62.00'	L30	S 31° 41' 27" E	196.39'
L6	N 14° 58' 22" E	270.04'	L31	S 01° 39' 54" W	250.04'
L7	N 35° 42' 39" E	166.78'	L32	S 08° 45' 39" E	429.32'
L8	S 88° 31' 47" E	458.27'	L33	S 24° 34' 54" E	150.21'
L9	S 85° 12' 41" E	219.24'	L34	S 07° 51' 12" E	127.62'
L10	N 03° 50' 26" W	422.87'	L35	S 20° 06' 53" E	485.92'
L11	N 87° 41' 26" E	82.57'	L36	S 17° 14' 55" E	377.35'
L12	N 73° 26' 11" E	130.35'	L37	S 08° 12' 12" W	195.88'
L13	N 49° 14' 29" E	119.85'	L38	S 14° 31' 24" W	102.95'
L14	N 34° 05' 27" E	135.64'	L39	S 19° 29' 10" W	100.19'
L15	N 30° 05' 04" E	57.46'	L40	S 42° 22' 12" W	75.29'
L16	N 44° 09' 39" E	46.93'	L41	N 64° 37' 32" W	32.00'
L17	N 56° 31' 48" E	234.14'	L42	N 38° 01' 33" W	138.01'
L18	N 47° 26' 41" E	167.72'	L43	N 42° 15' 13" W	99.17'
L19	S 33° 21' 38" E	108.55'	L44	N 50° 59' 47" W	126.12'
L20	S 46° 46' 07" E	148.15'	L45	N 83° 59' 46" W	289.58'
L21	S 70° 18' 56" E	141.08'	L46	N 86° 27' 40" W	209.01'
L22	S 87° 31' 16" E	247.19'	L47	S 49° 01' 27" W	309.16'
L23	S 72° 39' 47" E	99.40'	L48	S 53° 38' 59" W	361.66'
L24	S 37° 16' 40" E	19.82'	L49	S 44° 43' 02" W	109.24'
L25	S 60° 09' 59" E	144.32'	L50	S 48° 21' 11" W	260.05'

P.O.B.  
 being an iron pin found by a fencecorner  
 and overturned stone bears S 06° 06' 48" W, 8341.59 feet  
 from a stone found at the Northeast corner of Section 16