

DESCRIPTION OF A 19.61 ACRE TRACT

Situated in Section 18, T.5, R.12, Carthage Township, Athens County, Ohio and being a resurvey of P.I.D.# F010010019600 as described in Volume 550, Page 1778 O.R. and being more particularly described as follows:

Commencing at a stone found at the North-east corner of Section 18, thence, South 02 degrees 49 minutes 18 seconds west, 3171.61 feet to a 30" oak tree fence corner, where an iron pin found bears South 63 degrees 15 minutes 51 seconds East, 25.59 feet; Thence, along the line of Brock (312-947 D.R.)
S 1° 56' 22" W, 310.41 feet to an iron pin set, where an iron pin found bears S 89° 27' 48" E, 52.42';
Thence, along the lines of Hart (27-293 O.R.)
N 89° 27' 48" W, 2186.23 feet to an iron pin set;
N 88° 01' 22" W, 278.78 feet to an iron pin found in BethanyRidge Road, passing an iron pin set at 248.78 feet;
Thence, along said road:
N 14° 11' 27" E, 398.31 feet to an iron pin found (an iron pin found bears N 86° 38' 22" W, 24.89');
Thence, leaving said road and along the lines of Buck (286-16 O.R.) and Brock (312-947 D.R.)
S 87° 26' 48" E, 1752.97 feet to a stone found;
Thence, along Brock (312-947 D.R.)
S 87° 26' 48" E, 627.00 feet to the point of beginning and containing 19.61 acres.

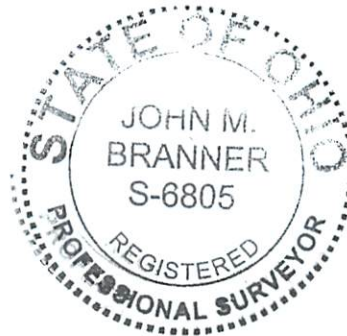
Subject to all easements and rights of way of record
Iron pins set are 5/8" x30" long rebar with plastic I.D. Cap stamped "Branner Surveying P.S. 6805"
Bearing: Grid North, N.A.D. 83-Ohio South Zone.
The above description is based on a field survey completed August 2021 by John M. Branner P.S. 6805.

John M. Branner

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

AUG 09 2021

Jill Thompson
Athens County Auditor



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 8/9/21

Bethany Ridge Rd.

BUCK GERALD L & RINDI
Deed Reference:286-16 O.R.

BROCK JEFFREY M & LINDA G
Deed Reference:312-947 D.R.

Stone fd at
N.E. Cor. of Sec. 18

N 86° 38' 22" W
24.89'

S 87° 26' 48" E
1752.97'

S 87° 26' 48" E
627.00' (deed & survey)

P.O.B.

30"+/- Oak
fence cor.

Parcel ID:F010010019600
LUCAS JOE
Deed Reference:550-1778 O.R.

19.61 Acres

iron pin fd.
bears
S 63° 15' 51" E
25.59'

Hahn
Survey-line

BROCK JEFFREY M & LINDA G
Deed Reference:312-947 D.R.

N 14° 11' 27" E
398.31'

+248.78'
278.78'

N 88° 01' 22" W

N 89° 27' 48" W
2186.23'

HART MYRON D & LINDA E
Deed Reference:277-293 O.R.

Iron pin fd bears
S 89° 27' 48" E 52.42'

S 1° 56' 22" W
310.41'

S 1° 56' 22" W
851.82'

S 2° 49' 18" W
3171.61'



Scale 1"=200'

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



Survey of a 19.61 Acre tract
Situated in Section 18, T.5, R.12,
Carthage Twp., Athens Co., OH
Surveyed August, 2021

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Branner*
DATE: 8/9/21

Bearings: N.A.D. 83 -Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys
Vol. 203, Pg. 1 D.R.
Vol.312. Pg. 947 D.R.