

BY: Perennial Sullivan
DATE: 4/3/20

DESCRIPTION OF A 3.86 ACRE TRACT combining two existing tracts of record

Situated in Section 24, T.5, R.12, Carthage Township, Athens County, Ohio and being all of a the lands as described in Volume 404, Page 1393 & Volume 330, Page 1280 of the Official Records of Athens, Ohio and being more particularly described as follows:

Commencing at a railroad spike found at the South-west corner of a 5.00 acre tract (528-2526 O.R.), (F010010051309), said spike calculated to bear North 84 degrees 00 minutes 48 seconds East, 2186.75 feet from the Southwest corner of Section 24, thence, along the lines of Doan (267-505 O.R.) and an existing drive, N 8° 29' 34" E, 230.61 feet to an iron pin found, N 19° 57' 42" W, 205.92 feet to an iron pin set and also being **the Point of Beginning** for the tract of land herein described:

Thence continuing along the East line of Doan (267-505 O.R.),
N 19° 57' 42" W, 67.08 feet, to an iron pin found;\

Thence along the existing East line of Parcel F010010051308,
N 03° 22' 40" E, 300.62 feet, to a point;

Thence along the existing North line of Parcel F010010051308,
S 82° 56' 06" E, 499.36 feet, to a point on the West line of Bolin (485-729 O.R.);

Thence along the West line of Bolin,
S 02° 39' 11" W, 221.80 feet, to a point;

Thence along the North lines of Stack/Howell (528-2526 O.R.):
S 60° 07' 41" W, 252.15 feet, to an iron pin set, passing an iron pin set at 13.81 feet;
N 80° 08' 45" W, 265.37 feet, to a to the point of beginning **and containing 3.86 acres total.**

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

Bearings assumed and are to be used to denote interior angles only

The above description is based on a field survey completed July, 2016 by

(Adjoiners updated April 2020)

John M. Branner P.S. 6805

John M. Branner



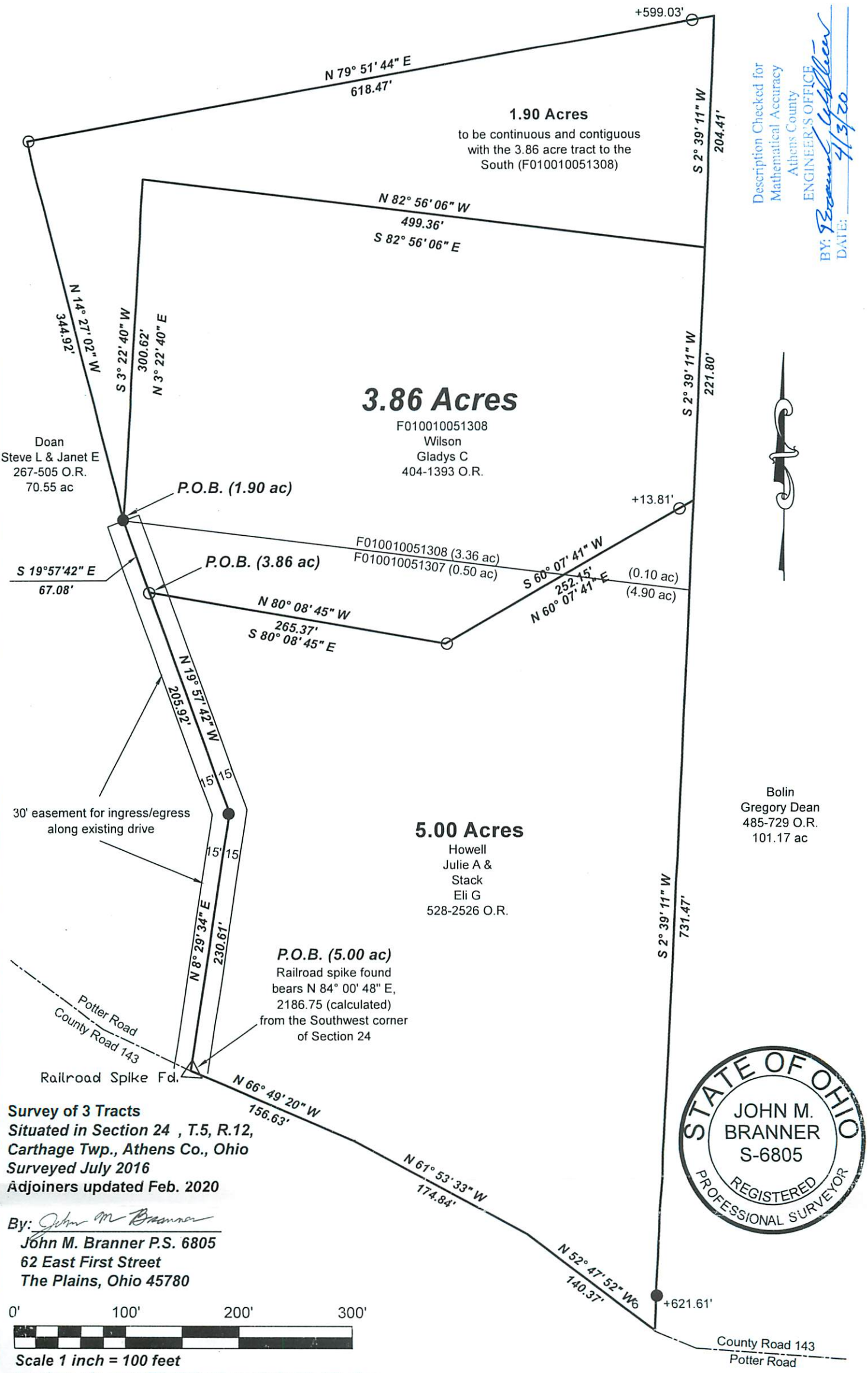
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

APR 03 2020

Jill Thompson
Athens County Auditor

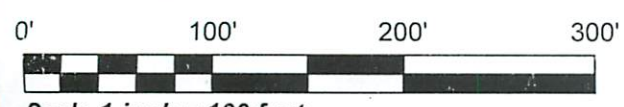
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Branner*
DATE: 4/3/20



Survey of 3 Tracts
Situating in Section 24, T.5, R.12,
Carthage Twp., Athens Co., Ohio
Surveyed July 2016
Adjoiners updated Feb. 2020

By: *John M. Branner*
John M. Branner P.S. 6805
62 East First Street
The Plains, Ohio 45780



Scale 1 inch = 100 feet
○ = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
● = iron pin found
Bearings: Assumed and are to be used to denote interior angles only
Ref. Docs.: Tax Plat, Deeds, Surveys