

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:         *Arnie S. JD*          
DATE:         5/16/19        

## Description of a 31.479 Acre Tract

Situated in Section 34, T.5, R.12, Carthage Township, Athens County, Ohio and being a part of the land as described in Volume 264, Page 947 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Commencing** at the Northwest corner of Section 34, thence S 54° 20' 42" E, 3220.40 feet to a point in the intersection of Township Road 57 (S. Rodehaver Road) and Township Road 107 (Young Road) and also being the **Point of Beginning** for the survey herein described:

Thence along Township Road 107 (Young Road) the following two courses:

- (1) N 81° 21' 22" E, 263.96 feet to a point;
- (2) N 77° 49' 09" E, 427.59 feet to a point;

Thence leaving said road and along the lines of National City Home Loan Services, LTD (551-782 O.R.),

- (1) S 02° 03' 24" W, 726.88 feet to a stone found, passing an iron pin set by a fence post at 13.61 feet;
- (2) S 86° 58' 08" E, 653.50 feet to an iron pin set by a corner post;

Thence along the West line of Chivers (312-645 D.R.),

S 02° 50' 13" W, 1288.66 feet to an iron pin set;

Thence along the North line of Pierce (271-382 O.R.),

N 87° 31' 09" W, 351.23 feet to a point in Township Road 57 (S. Rodehaver Road), passing an iron pin found at 324.81 feet;

Thence along said road the following eleven courses:

- (1) N 28° 20' 19" W, 240.77 feet to a point;
- (2) N 24° 50' 53" W, 158.11 feet to a point;
- (3) N 13° 42' 32" W, 302.35 feet to a point;
- (4) N 22° 09' 59" W, 72.29 feet to a point;
- (5) N 38° 52' 23" W, 62.42 feet to a point;
- (6) N 52° 23' 49" W, 100.77 feet to a point;
- (7) N 55° 13' 01" W, 122.57 feet to a point;
- (8) N 49° 11' 18" W, 292.87 feet to a point;
- (9) N 32° 10' 01" W, 93.15 feet to a point;
- (10) N 15° 25' 54" W, 98.77 feet to a point;
- (11) N 08° 19' 34" W, 648.24 feet to the point of beginning and **containing 31.479 acres**, more or less

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 May, 2019 by

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

John M. Branner P.S. 6805



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

MAY 17 2019

Jill Thompson  
Athens County Auditor

Pierce  
Nancy  
380-157 O.R.

Township Road 107  
Young Road

N 81° 21' 22" E  
263.96'

N 77° 49' 09" E  
427.59'

+13.61'

**P.O.B.**  
bears S 54° 20' 42" E, 3220.40 (calculated)  
from the Northwest Corner of Section 34

National City Home Loan  
Services, INC  
551-782 O.R.

Short Line Table		
LINE	BEARING	DISTANCE
L1	N 24° 50' 53" W	158.11'
L2	N 22° 09' 59" W	72.29'
L3	N 38° 52' 23" W	62.42'
L4	N 52° 23' 49" W	100.77'
L5	N 55° 13' 01" W	122.57'
L6	N 32° 10' 01" W	93.15'
L7	N 15° 25' 54" W	98.77'

N 08° 19' 34" W  
648.24'

S 02° 03' 24" W  
726.88'

S 02° 50' 13" W  
476.55'

S 86° 58' 08" E  
653.50'

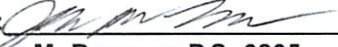
**31.479 Acres**

Fannin  
Joyce  
264-947 O.R.

S 02° 50' 13" W  
1288.66'

Chivers  
Barbara  
312-645 D.R.

Survey of a 31.479 Acre tract  
Situating in Section 34, T.5, R.12,  
Carthage Twp., Athens Co., OH  
Surveyed May, 2019  
by Jeb Branner, S.I., E.I.,  
under the supervision of:

By:   
John M. Branner, P.S. 6805  
P.O. Box 274  
The Plains, OH 45780



Pierce  
Nancy  
365-229 O.R.

Pierce  
Nancy  
271-382 O.R.

S. Roddaver Road  
County Road 57

0' 200' 400' 600'



Scale 1"=200'

○ = 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

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BY: Die E. 800  
DATE: 5/16/19