

DESCRIPTION OF A 5.161 ACRE TRACT

Situated in Section 34, T.5, R.12, Carthage Township, Athens County, Ohio and being a part of Parcel F010010053000 as described in Volume 602, Page 2070 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set bearing S 66° 16' 24" E, 1388.51 feet from a stone found at the Northwest corner of Section 34:

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Thence along a new line created by this survey,

S 85° 25' 01" E, 651.07 feet to an iron pin set;

Thence along the West line of Brown (600-2145 O.R.),

S 07° 32' 25" E, 519.32 feet to an iron pin found;

Thence along the North line of Williams (563-2171 O.R.),

N 46° 03' 41" W, 79.57 feet to a point in County Road 57 (Rodehaver Road);

Thence along said road the following five courses:

(1) **N 51° 47' 50" W, 85.11 feet** to a point;

(2) **N 68° 00' 42" W, 117.13 feet** to a point;

(3) **N 78° 56' 20" W, 115.35 feet** to a point;

(4) **N 89° 03' 26" W, 102.93 feet** to a point;

(5) **S 80° 27' 07" W, 98.31 feet** to a point;

Thence leaving said road along the East line of an unrecorded 9.558 acre survey:

N 10° 20' 43" W, 163.33 feet to an iron pin found, passing an iron pin found at 24.81 feet;

N 29° 53' 18" W, 284.83 feet to the Point of Beginning and **containing 5.161 acres**.


Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"

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

The attached map is considered to be an integral part of this description and to be included in any future transfers.

The above description is based on a field survey completed March, 2025 by


Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, Ohio 45780
740-592-5778

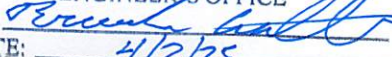


Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

APR 02 2025

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 4/2/25

SURVEY OF A 5.161 ACRE TRACT
Situating in Section 34, T.5, R.12,
Carthage Twp., Athens Co., OH
Survey Completed March, 2025

By: JEB
Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, OH 45780
740-592-5778



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Branner
DATE: 4/2/25

P.O.B.

*N:454428.77, E:2123800.54
bearing S 66°16'24" E, 1388.51'
from a stone found at the Northwest corner of Section 34

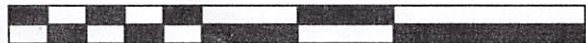
GRANTOR
CASTLE
602-2070 OR
F010010053000
SURVEY REF
UNRECORDED
9.558 AC
BRANNER 6805
APR 2020

GRANTOR
CASTLE
602-2070 OR
F010010053000

SURVEY REF
62.62 AC
BRANNER 6805
APR 2014

5.161 ACRES

0' 100' 200' 300'



Scale 1"=100'

○ = Iron pin set 5/8" rebar w/ plastic ID cap

● = Iron pin found unless otherwise noted

Bearings: N.A.D. 83 - Grid North - Ohio South Zone

Ref. Docs.: Tax Plats, Deeds, Existing Surveys

*Coordinates are to be used for GIS purposes only

