

## Description of a 9.558 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 602, Page 2070 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Commencing** at a stone found at the Northwest Corner of Section 34, thence S 74°33'45" E, 1171.53 feet to an iron pin found at the Southeast corner of Grim's 1.79 acre tract (622-2005 O.R.), and also being the **Point of Beginning** for the tract of land herein described:

Thence along new lines created by this survey the following 2 courses:

S 29° 53' 18" E, 569.56 feet to an iron pin set;

S 10° 20' 43" E, 163.33 feet to a point in County Road 57 (South Rodehaver Road), passing an iron pin set at 138.52 feet;

Thence along said road the following 4 courses:

S 80° 27' 07" W, 347.22 feet to a point;

S 85° 19' 41" W, 137.61 feet to a point;

N 80° 14' 16" W, 90.50 feet to a point;

N 68° 33' 34" W, 101.55 feet to a point at the Southeast corner of Peck's 1.03 acre tract (618-1711 O.R.);

Thence leaving said road and along the lines of Peck the following 2 courses:

N 12° 53' 52" E, 221.56 feet to an iron pin set, passing an iron pin set at 16.88 feet;

N 65° 51' 48" W, 147.47 feet to a point in County Road 57, passing an iron pin set at 97.04 feet;

Thence along said road the following 3 courses:

N 17° 07' 43" E, 184.45 feet to a point;

N 12° 24' 03" E, 205.08 feet to a point;

N 13° 05' 22" E, 231.00 feet to a point;

Thence leaving said road and along the South line of Grim (624-1349 O.R.),

S 53° 57' 54" E, 351.90 feet to the point of beginning, passing an iron pin set at 28.49 feet and containing 9.558 acres.

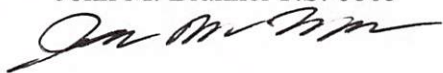
Subject to all easements and rights of way of record.

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 has been updated for current adjoiners July 2025 and is based on a field survey completed April, 2020 by

John M. Branner P.S. 6805

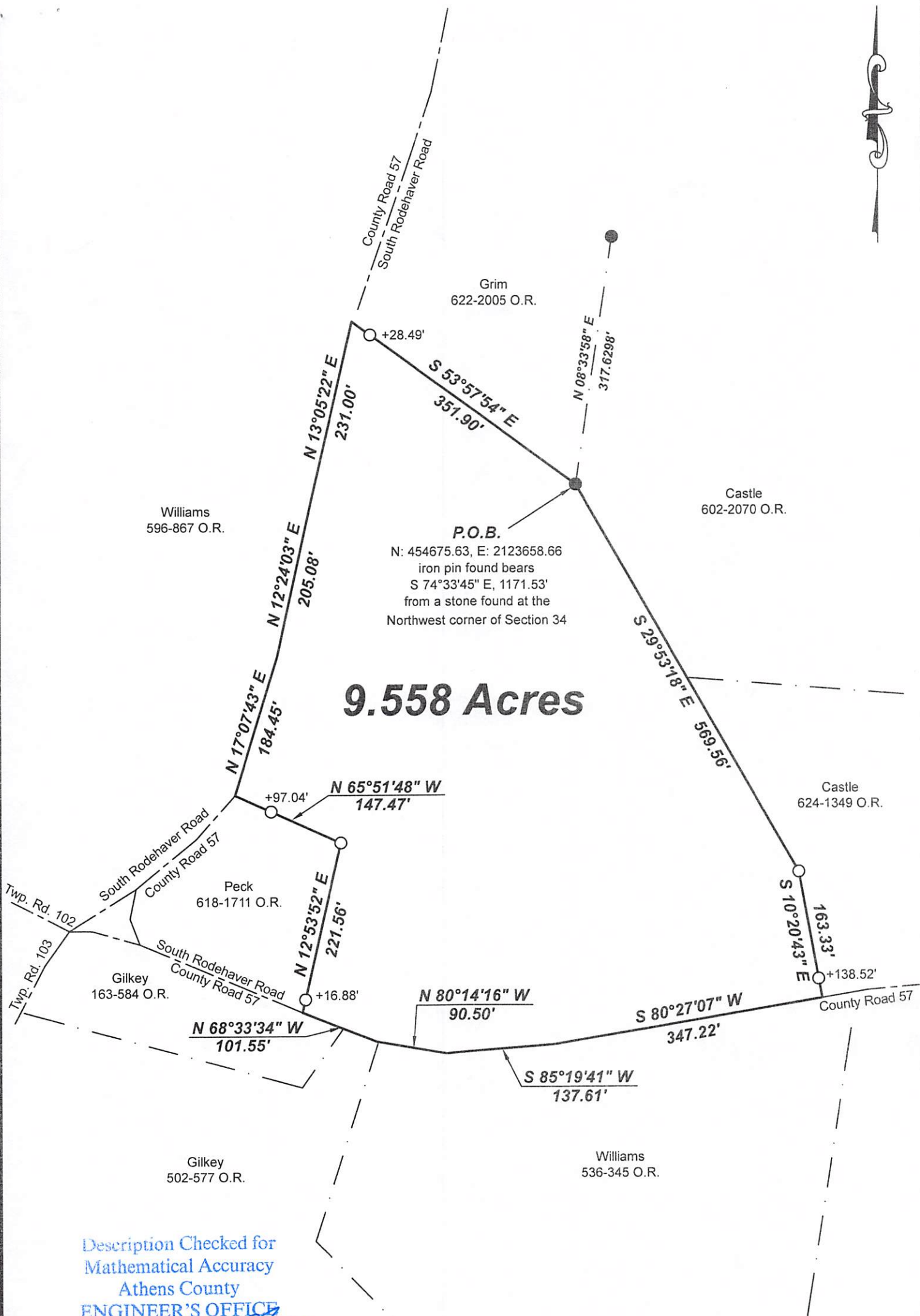


Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Permy Miller  
DATE: 7/9/25

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

JUL 09 2025

Jill Davidson  
Athens County Auditor



9.558 Acres

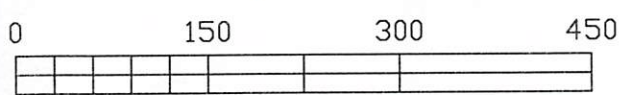
P.O.B.  
N: 454675.63, E: 2123658.66  
iron pin found bears  
S 74°33'45\"/>

Description Checked for  
Mathematical Accuracy  
Athens County

ENGINEER'S OFFICE

BY: *[Signature]*

DATE: 7/9/25



Scale 1"=150'

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

● = Iron pin found

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

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



Survey of a 9.558 Acre tract  
Situating in Section 34, T.5, R.12,  
Carthage Twp., Athens Co., OH  
Surveyed April, 2020  
Adjoiners updated July, 2025

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