

BY: Priscilla Wilton
DATE: 12/8/20

Description of a 5.065 Acre Tract

Situated in the Northwest Quarter of Section 4, T.5, R.12, Carthage Township, Athens County, Ohio and being part of the parcel F010010009900 as described in Volume 330, Page 1454 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at an Oak tree at the Northwest corner of Section 4, thence S 02° 34' 03" W, 1320.00 feet to an iron pin set and S 86° 42' 24" E, 622.20 feet an iron pin set and also being the **Point of Beginning** for the tract of land herein described:

Thence along new lines created by this survey:

N 45° 47' 55" E, 708.15 feet to an iron pin set;

S 55° 33' 03" E, 334.61 feet to a point in County Road 56 (Brimstone Road), passing an iron pin set at 311.61 feet;

Thence along said road:

S 24° 36' 46" W, 234.76 feet to a point;

S 28° 18' 52" W, 127.50 feet to a point;

Thence leaving said road and along a new line created by this survey:

N 88° 03' 15" W, 625.71 feet to the point of beginning, passing an iron pin set at 92.03 feet and **containing 5.065 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 is based on a field survey completed December, 2020 by

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

John M. Branner P.S. 6805

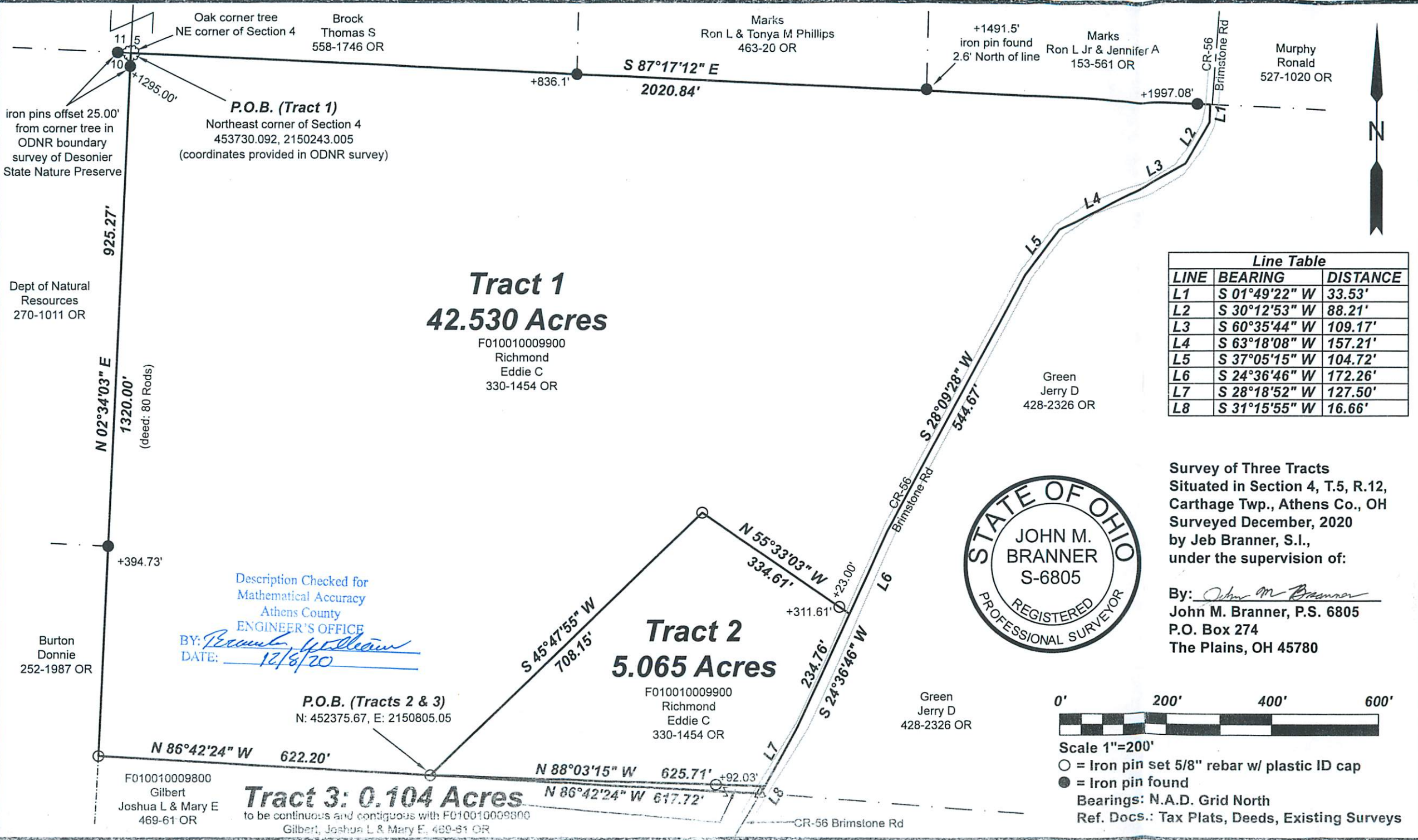
John M. Branner



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

DEC 08 2020

Jill Thompson
Athens County Auditor



Tract 1
42.530 Acres

F010010009900
Richmond
Eddie C
330-1454 OR

Tract 2
5.065 Acres

F010010009900
Richmond
Eddie C
330-1454 OR

Tract 3: 0.104 Acres

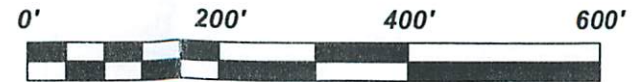
F010010009800
Gilbert
Joshua L & Mary E
469-61 OR

Line Table		
LINE	BEARING	DISTANCE
L1	S 01°49'22" W	33.53'
L2	S 30°12'53" W	88.21'
L3	S 60°35'44" W	109.17'
L4	S 63°18'08" W	157.21'
L5	S 37°05'15" W	104.72'
L6	S 24°36'46" W	172.26'
L7	S 28°18'52" W	127.50'
L8	S 31°15'55" W	16.66'



Survey of Three Tracts
Situated in Section 4, T.5, R.12,
Carthage Twp., Athens Co., OH
Surveyed December, 2020
by Jeb Branner, S.I.,
under the supervision of:

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



Scale 1"=200'
○ = Iron pin set 5/8" rebar w/ plastic ID cap
● = Iron pin found
Bearings: N.A.D. Grid North
Ref. Docs.: Tax Plats, Deeds, Existing Surveys

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Jeb Branner*
DATE: 12/8/20

P.O.B. (Tracts 2 & 3)
N: 452375.67, E: 2150805.05

P.O.B. (Tract 1)
Northeast corner of Section 4
453730.092, 2150243.005
(coordinates provided in ODNR survey)

iron pins offset 25.00'
from corner tree in
ODNR boundary
survey of Desonier
State Nature Preserve

Dept of Natural
Resources
270-1011 OR

Burton
Donnie
252-1987 OR

Oak corner tree
NE corner of Section 4

Brock
Thomas S
558-1746 OR

Marks
Ron L & Tonya M Phillips
463-20 OR

+1491.5'
iron pin found
2.6' North of line

Marks
Ron L Jr & Jennifer A
153-561 OR

Murphy
Ronald
527-1020 OR

Green
Jerry D
428-2326 OR

Green
Jerry D
428-2326 OR

N 86°42'24" W 622.20'

N 88°03'15" W 625.71'

N 86°42'24" W 617.72'

N 55°33'03" W 334.61'

S 45°47'55" W 708.15'

S 24°36'46" W 234.76'

S 28°09'28" W 544.67'

S 87°17'12" E 2020.84'

+1997.08'

+836.1'

+1295.00'

925.27'

N 02°34'03" E

1320.00'

(deed: 80 Rods)

+394.73'

+311.61'

+23.00'

+92.03'

CR-56
Brimstone Rd

CR-56
Brimstone Rd

CR-56
Brimstone Rd