

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

APR 14 2020

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Branner J. Branner
DATE: 4/13/20

Description of a 11.589 Acre Tract

Situated in the Southwest Quarter of Section 4, T.5, R.12, Carthage Township, Athens County, Ohio and being a part of the land as described in Volume 302, Page 608 of the Deed Records of Athens County, Ohio and being more particularly described as follows:

Commencing at an iron pin found in County Road 56 (Brimstone Road) at the Northeast corner of the West half of the Southwest Quarter of Section 4 and also being the **Point of Beginning** for the tract of land herein described:

Thence along County Road 56 (Brimstone Road) the following 8 courses:

- (1) S 03° 02' 42" W, 224.61 feet, to a point;
- (2) S 00° 21' 54" W, 225.27 feet, to a point;
- (3) S 05° 53' 37" W, 160.49 feet, to a point;
- (4) S 01° 37' 48" W, 253.47 feet, to a point;
- (5) S 12° 21' 00" W, 68.38 feet, to a point;
- (6) S 28° 26' 09" W, 79.57 feet, to a point;
- (7) S 51° 41' 24" W, 105.02 feet, to a point;
- (8) S 61° 34' 32" W, 304.61 feet, to a point;

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

N 03° 39' 13" W, 1223.61 feet, to an iron pin set, passing an iron pin set at 20.75 feet;

Thence along the South line of Nelson (549-1924 O.R.),

S 88° 42' 20" E, 517.97 feet, to the point of beginning, passing an iron pin set at 489.60 feet and containing 11.589 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

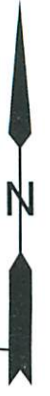
The above description is based on a field survey completed April, 2020 by

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

John M. Branner P.S. 6805

John M. Branner





Iron pin replaced at the Northwest corner of the Southwest Quarter of Section 4

Nelson Jennings K & Donna J
549-1924 O.R.

P.O.B.
N: 450638.69, E: 2151447.13
Northeast corner of the West half of the Southwest Quarter of Section 4

S 01°47'16" W 133.00'
N 88°42'20" W 818.27'
10' R/W into 18 ac. tract (130-304 D.R.)
S 88°42'20" E 517.97' +489.60'

Green
Kenneth H et al
301-2483 O.R.

Green
Lester A Jr et al
506-2163 O.R.

Conrad
Kenneth E & Patty L
302-608 D.R.

Lantz
Danny Sr & Paula
290-1264 O.R.

11.589 Acres

N 03°39'13" W
1223.61'

Brimstone Road
County Road 56
S 03°02'42" W 224.61'
S 00°21'54" W 225.27'

L1
S 01°37'48" W 253.47'

L2
L3
L4

S 61°34'32" W 304.61'
+20.75'

Dixon Road
Township Road 135

Brimstone Road
County Road 56

KJM LTD
451-419 O.R.

Line Table		
LINE	BEARING	DISTANCE
L1	S 05°53'37" W	160.49'
L2	S 12°21'00" W	68.38'
L3	S 28°26'09" W	79.57'
L4	S 51°41'24" W	105.02'

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Scale 1"=200'

- = 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 11.589 Acre tract
Situated in the Southwest Quarter
of Section 4, T.5, R.12,
Carthage Twp., Athens Co., OH
Surveyed April, 2020
by Jeb Branner, S.I., E.I.,
under the supervision of:

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