

Joseph M. Rader Trustees Property  
Survey Description - 9.2587 Acres

Located and being a part of the northeast quarter of Section 5, Town-5, Range-12, Carthage Township and a part of the northwest quarter of Section 35, Town-5, Range-11, Troy Township, Athens County, Ohio and being more particularly described as follows:

Commencing for reference at a stone found at the northeast corner of the southwest quarter of Section 35, Troy Township. Thence following the east line of the southwest quarter of Section 35, S 01° 56' 07" W, a distance of 524.072 feet to a 5/8 inch iron pin found with surveyor's cap #6844. Thence leaving said quarter section line along an existing property line common to Parcel # L010010078804 containing 43.971 acres, recorded in OR536-0255 and owned by Travis C. Rader, and Parcel #L010010078803 containing 58.225 acres, recorded in OR550-2388 and owned by Joseph M. Rader Trustees, N 87° 46' 03" W, a distance of 1,962.610 feet to a 5/8 inch iron pin found with surveyor's cap #6844. Thence along an existing property line again common to the above name parcels, N 01° 20' 18" W, a distance of 785.459 feet a 5/8 inch iron pin set with surveyor's cap #6794, said pin set being the true point of beginning for the tract herein described;

thence along a new surveyed property line part through the existing parent Parcel #L010010078803 and part through the existing parent Parcel #F010010012102 containing 10.854 acres, recorded in OR550-2388 and owned by Joseph M. Rader Trustees, N 72° 20' 11" W, a total distance of 837.879 feet to a 5/8 inch iron pin set with surveyor's cap #6794, passing a point on the west line of Section 35, Troy Township and the east line of Section 5, Carthage Township, at 730.498 feet;

thence along a new surveyed property line through the existing parent Parcel #F010010012102, N 63° 05' 28" W, a total distance of 496.019 feet to a point in the center of Mountain Belle Road (Co. Rd. 64), passing a 5/8 inch iron pin set for reference with surveyor's cap #6794 at 472.625 feet;

thence along the center of Mountain Belle Road, N 40° 23' 11" E, a distance of 310.731 feet to a point;

thence leaving the center of Mountain Belle Road along an existing property line common to Parcel #F010010012101 containing 2.44 acres, recorded in OR352-2090 and owned by Travis C. Rader, common to Parcel #L010010078802 containing 1.43 acres, recorded in OR352-2090 and owned by Travis C. Rader, common to Parcel #L010010078804 and common to existing parent Parcels #F010010012102 and #L010010078803, S 70° 06' 02" E, a total distance of 1,096.856 feet to a 5/8 inch iron pin found with surveyor's cap #6844, passing a 5/8 inch iron pin found with no surveyor's cap at 23.730 feet, passing a point on the east line of Section 5, Carthage Township and the west line of Section 35, Troy Township at 380.054 feet and passing a 5/8 inch iron pin found with surveyor's cap #7296 at 513.966 feet, this iron pin found with surveyor's cap #7296 also being the southeast corner of Parcel #L010010078802;

thence along an existing property line common to Parcel #L010010078804 and existing parent Parcel #L010010078803, S 01° 20' 18" E, a distance of 342.159 feet to the place of beginning and containing 9.2587 acres more or less. Subject to all legal easements and rights-of-way of record.

It is the intent of this survey to create and describe a new tract containing 9.2587 acres to be split from two (2) existing parent parcels. 3.6876 acres split from existing parent Parcel #F010010012102 containing 10.854 acres and 5.5711 acres split from existing parent Parcel #L010010078803 containing 58.225 acres both currently owned by Joseph M. Rader Trustees.

All iron pins set in this survey are 5/8 inch x 30 inch iron rebar and have a plastic cap on them stamped OHIO PS 6794 BD MCPHERSON. Bearings are rotated and based on the bearings resulting from and represented by the Ohio South Zone of the NAD 83 projection. All other bearings are a result of angles and distances measured in the field.

This survey has been performed according to the best of my knowledge, information and belief, in accordance with commonly accepted procedures and applicable standards of practice and is not a guaranty or warranty, either implied or expressed.

This description was prepared by Brian D. McPherson from an actual survey performed by Brian D. McPherson, Registered Professional Surveyor, No. 6794, on April 12, 2023.

*Brian D. McPherson*



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *[Signature]*  
DATE: *4/14/23*

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

APR 14 2023

Jill Thompson  
Athens County Auditor

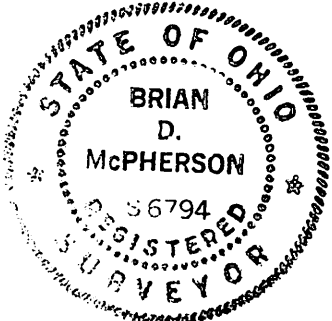
Brian D. McPherson, P.E., P.S.  
 JACKSON, OHIO 45640  
 740-418-8656



1" = 200'



1. BEARINGS ARE ROTATED AND BASED ON THE BEARINGS RESULTING FROM AND REPRESENTED BY THE OHIO SOUTH ZONE OF THE USGS NAD-83 PROJECTION. ALL OTHER LINE BEARINGS ARE AS A RESULT OF ANGLES AND DISTANCES MEASURED IN THE FIELD.
2. ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED OHIO PS 6794 BD MCPHERSON. ALL OTHER MONUMENTS FOUND ARE AS NOTED IN THE LEGEND.
3. SURVEY IS SUBJECT TO ALL LEGAL UTILITY EASEMENTS AND RIGHT-OF-WAYS OF RECORD.



Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY: *[Signature]*  
 DATE: 4/14/23

I hereby certify this plat and survey is performed and made by me on April 12, 2023.

*[Signature]*  
 Brian D. McPherson, P.E., P.S.  
 Professional Surveyor No. 6794

JOSEPH M. RADER TRUSTEES PROPERTY.  
 SURVEY OF TOTAL 9.2587 ACRES.  
 3.6876 ACRES SITUATED IN THE NE QTR. OF SECTION 5, T-5, R-12, CARTHAGE TWP. & 5.5711 ACRES SITUATED IN THE NW QTR. OF SECTION 35, T-5, R-11, TROY TWP., ATHENS COUNTY, STATE OF OHIO

THIS NEW SURVEY SPLITS 3.6876 ACRES FROM THE EXISTING PARCEL #F010010012102, CONTAINING 10.854 ACRES AND SPLITS 5.5711 ACRES FROM EXISTING PARCEL #L010010078803 CONTAINING 58.225 ACRES. BOTH PARCELS ARE CURRENTLY OWNED BY JOSEPH M. RADER TRUSTEES, RECORDED IN DR550-2388.

REFERENCES

- Tax Maps
- Deeds
- Current Surveys

LEGEND

- IP SET 5/8" REBAR W/CAP #6794
- ⊗ IP FOUND 5/8" REBAR W/CAP #6844
- ⊗ IP FOUND 5/8" REBAR W/CAP #7296
- IP FOUND 5/8" REBAR W/NO CAP
- STONE FOUND
- SURVEY POINT AS SHOWN

