

Description of a 0.126 Acre Tract
to be continuous and contiguous with the 19 acre tract
as described in Volume 81, Page 480 Official Record

Situated in Section 5, T.5, R.12, Carthage Township, Athens County, Ohio and being a part of the land as described in Volume 152, Page 789 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at the Northeast corner of Section 5, thence S 16° 15' 35" W, 3765.51 feet (calculated) to an iron pin set and also being the **Point of Beginning** for the survey herein described:

Thence along a new line created by this survey,
S 12° 34' 06" W, 68.43 feet to an iron pin set on the North line of Null (81-480 O.R);
Thence along the Grantor's South line,
N 77° 02' 30" W, 39.38 feet to a point obstructed by an existing building;
N 72° 43' 46" W, 41.97 feet to an iron pin set;
Thence along new lines created by this survey,
N 12° 34' 06" E, 64.77 feet to an iron pin set;
S 77° 23' 45" E, 81.21 feet to the point of beginning and **containing 0.126 acres**, more or less which is to be continuous and contiguous with the 19 acre tract as described in Volume 81, Page 480 Official Record.

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 July, 2019 by
Jeb Branner, S.I., E.I., under the supervision of:
John M. Branner P.S. 6805





**Not to be used as a separate
building site or transferred as an
independent parcel without
planning commission approval.**

By: Carol LaJelle
Date: JULY 2, 2025

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

AUG 02 2019

Jill Thompson
Athens County Auditor

N 76° 05' 40" W
208.71'

Null
Cheri
436-2117 O.R.

Moore
Deborah Jo
152-789 O.R.

N 72° 43' 46" W
134.48'

Not to be used as a separate
building site or transferred as an
independent parcel without
planning commission approval.

By: Conner LaVelle
Date: July 2, 2025

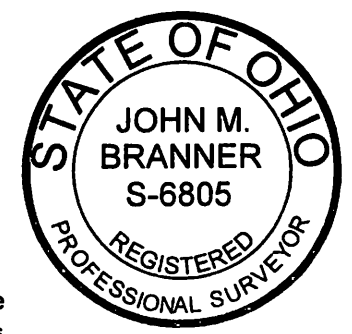
0' 20' 40' 60'



Scale 1"=20'

- = 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 0.126 Acre tract
Situating in Section 5, T.5, R.12,
Carthage Twp., Athens Co., OH
Surveyed July, 2019
by Jeb Branner, S.I., E.I.,
under the supervision of:

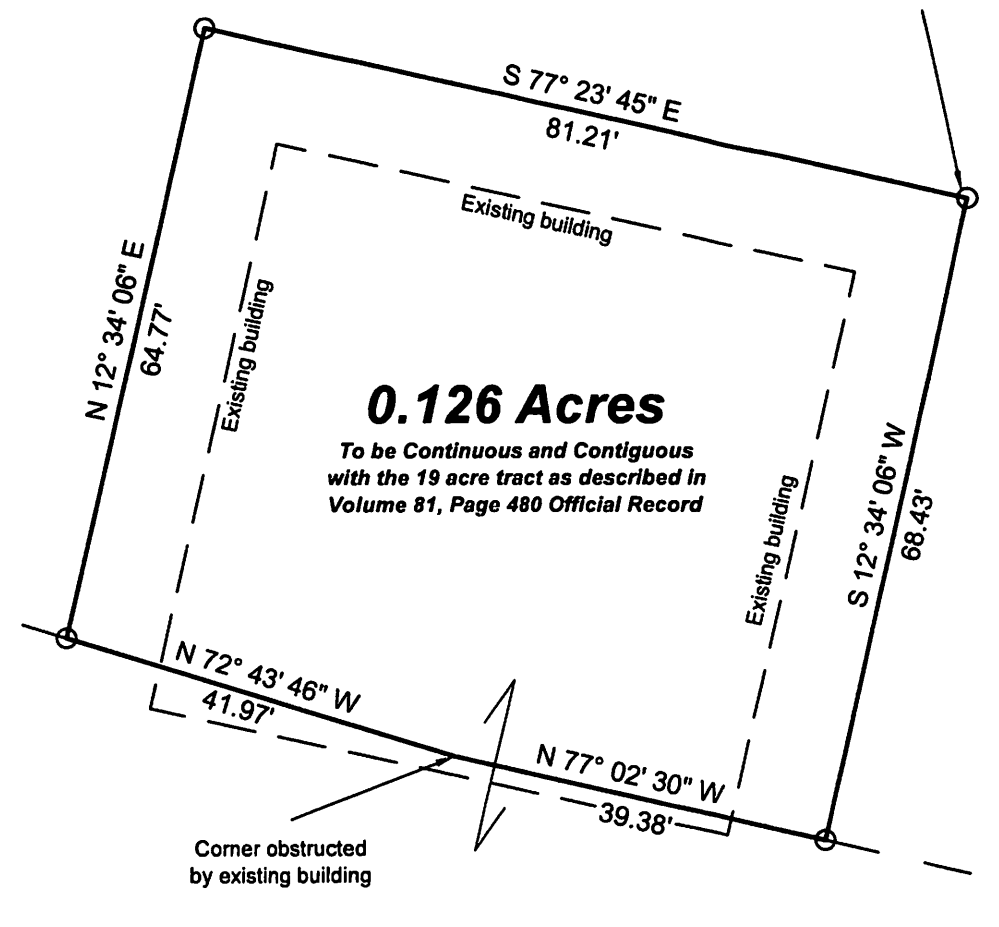
By: John M. Branner
John M. Branner, P.S. 6805
P.O. Box 274
The Plains, OH 45780

Null
Janice
81-480 O.R.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Rebecca Jefferson
DATE: 8/1/19

Note: New lines offset 10'
from existing building



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0.126 Acres

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with the 19 acre tract as described in
Volume 81, Page 480 Official Record

S 12° 34' 06" W
68.43'

N 72° 43' 46" W
41.97'

N 77° 02' 30" W
39.38'

Corner obstructed
by existing building

P.O.B.
bears S 16° 15' 35" W, 3765.51 feet (calculated)
from the Northeast corner of Section 5



0' 20' 40' 60'



Scale 1"=20'

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

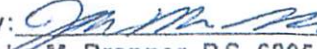
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