

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Branner
DATE: 2/20/20

Description of a 20.206 Acre Tract Tract 3

Situated in Section 8, T.5, R.12, Carthage Township, Athens County, Ohio and being a part of the land as described in Volume 560, Page 1421 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found bearing N 37° 06' 36" W, 3885 feet (calculated) from the Southeast corner of Section 8:

Thence along a new line created by this survey,
N 01° 41' 38" E, 664.70 feet, to an iron pin found;
Thence along the South lines of Ralsten (258-1572 O.R.), the following four courses:
(1) **S 46° 03' 12" E, 228.78 feet**, to an iron pin found;
(2) **S 80° 10' 46" E, 209.69 feet**, to an iron pin found;
(3) **S 86° 18' 48" E, 341.76 feet**, to an iron pin found;
(4) **S 41° 11' 54" E, 581.16 feet**, to an iron pin found;
Thence along the East line of Dye (270-550 D.R.),
S 02° 47' 01" W, 403.31 feet, to an iron pin found, passing an iron pin found at 196.70 feet;
Thence along the Northwest line of Ford (498-1551 O.R.),
S 53° 07' 51" W, 401.96 feet, to an iron pin found;
Thence along the lines of of Hendrix (561-2100 O.R.),
N 46° 23' 49" W, 730.05 feet, to an iron pin found, passing an iron pin found at 567.71 feet;
S 59° 08' 44" W, 345.10 feet, to an iron pin found on the South Right of Way of County Road 65 (Vanderhoof Road);;
Thence along the said Right of Way and the North line of Williams (175-121 O.R.),
N 30° 32' 48" W, 121.13 feet, to a point;
Thence along new lines created by this survey:
N 59° 19' 27" E, 122.19 feet, to an iron pin set, passing an iron pin set at 68.95 feet;
N 03° 09' 12" E, 140.45 feet, to the point of beginning and **containing 20.206 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 February, 2020 by
Jeb Branner, S.I., E.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

FEB 20 2020

Jill Thompson
Athens County Auditor

Approved By
~~Athens County Regional Planning Commission~~
Date 04.28.2020
Jessie

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Perennial Miller
DATE: 2/20/20

Approved By
Athens County Regional Planning Commission
Date: 04.21.2020
[Signature]

Ralsten
John & Wendy P
258-1572 O.R.

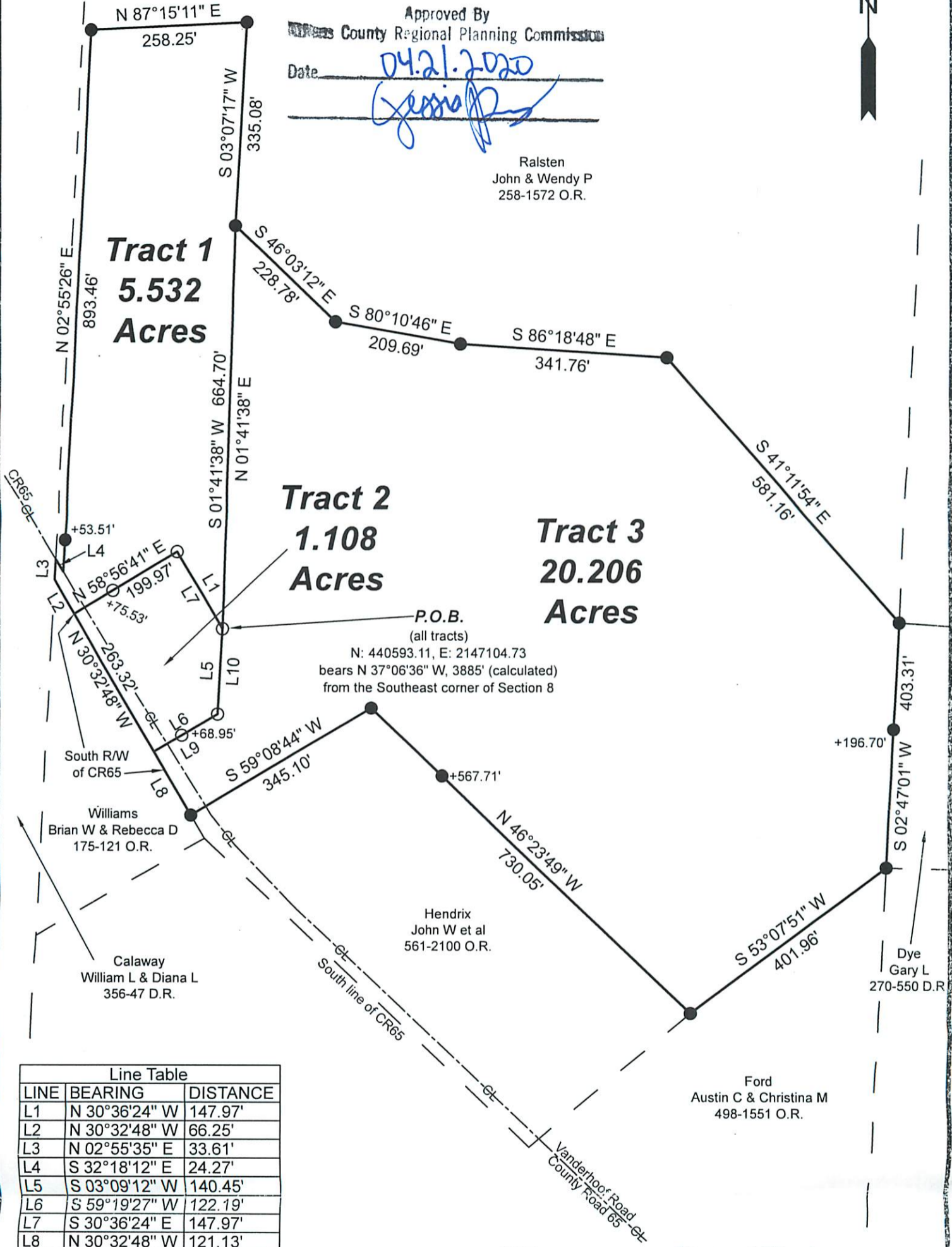


Tract 1
5.532
Acres

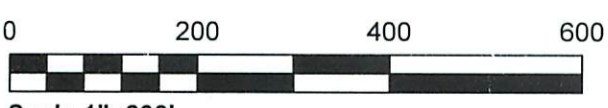
Tract 2
1.108
Acres

Tract 3
20.206
Acres

P.O.B.
(all tracts)
N: 440593.11, E: 2147104.73
bears N 37°06'36" W, 3885' (calculated)
from the Southeast corner of Section 8



Line Table		
LINE	BEARING	DISTANCE
L1	N 30°36'24" W	147.97'
L2	N 30°32'48" W	66.25'
L3	N 02°55'35" E	33.61'
L4	S 32°18'12" E	24.27'
L5	S 03°09'12" W	140.45'
L6	S 59°19'27" W	122.19'
L7	S 30°36'24" E	147.97'
L8	N 30°32'48" W	121.13'
L9	N 59°19'27" E	122.19'
L10	N 03°09'12" E	140.45'



○ = 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 3 Tracts
Situated in Section 8, T.5, R.12,
Carthage Twp., Athens Co., OH
Surveyed February, 2020
by Jeb Branner, S.I., E.I.,
under the supervision of:

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