

DESCRIPTION OF A ~~10.551~~ ACRE TRACT **I**

SITUATED IN SECTION 23, TOWN 5, RANGE 12; CARTHAGE TOWNSHIP, ATHENS COUNTY, STATE OF OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE ON THE NORTHWEST CORNER OF CARTHAGE HILLS SUBDIVISION AS RECORDED IN ENVELOP No. 420 IN THE OFFICE OF THE ATHENS COUNTY RECORDER, SAID STONE ALSO BEING THE NORTHWEST OF LOT No. 40 OF SAID CARTHAGE HILLS SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID CARTHAGE HILLS SUBDIVISION AND THE SOUTH LINE OF THE EVERETT JARVIS 51.7 ACRE TRACT NORTH $87^{\circ}15'00''$ EAST A TOTAL DISTANCE OF 1253.96 FEET; THENCE SOUTH $0^{\circ}00'00''$ WEST A TOTAL DISTANCE OF 1234.33 FEET TO A IRON PIN AND THE TRUE POINT OF BEGINNING FOR THE TRACT OF LAND HEREIN DESCRIBED THENCE SOUTH $10^{\circ}31'50''$ EAST A TOTAL DISTANCE OF 400.00 FEET TO A IRON PIN AT THE SOUTHWEST CORNER OF LOT No. 4 IN SAID CARTHAGE HILLS SUBDIVISION; THENCE NORTH $79^{\circ}28'10''$ EAST A TOTAL DISTANCE OF 200.00 FEET ALONG SAID LOT No. 4 SOUTH LINE TO A IRON PIN AT THE SOUTHEAST CORNER OF SAID LOT No. 4 AND ON THE WEST RIGHT OF WAY LINE OF TOWNSHIP ROAD No. 570; THENCE SOUTH $10^{\circ}31'50''$ EAST A TOTAL DISTANCE OF 100.00 FEET ALONG SAID RIGHT OF WAY TO THE NORTHEAST CORNER OF LOT No. 2 OF SAID SUBDIVISION; THENCE SOUTH $79^{\circ}28'10''$ WEST A TOTAL DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF SAID LOT No. 2; THENCE SOUTH $10^{\circ}31'50''$ EAST A TOTAL DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT No. 2; THENCE SOUTH $79^{\circ}28'10''$ WEST A TOTAL DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF LOT No. 17 OF SAID SUBDIVISION; THENCE SOUTH $10^{\circ}31'50''$ EAST A TOTAL DISTANCE OF 155.37 FEET TO THE NORTH RIGHT OF WAY LINE OF TOWNSHIP ROAD No. 570-A; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES SOUTH $88^{\circ}39'50''$ WEST A TOTAL DISTANCE OF 25.54 FEET, SOUTH $2^{\circ}33'30''$ EAST A TOTAL DISTANCE OF 10.36 FEET, NORTH $83^{\circ}16'58''$ WEST A TOTAL DISTANCE OF 172.41 FEET, SOUTH $87^{\circ}42'29''$ WEST A TOTAL DISTANCE OF 233.89 FEET TO A RIGHT OF WAY MONUMENT ON THE NORTH RIGHT OF WAY LINE OF TOWNSHIP ROAD No. 570-A AND ON THE EAST RIGHT OF WAY LINE OF U.S. ROUTE No. 50; THENCE ALONG THE EAST RIGHT OF WAY LINE OF U.S. ROUTE No. 50 THE FOLLOWING COURSES NORTH $40^{\circ}22'56''$ WEST A TOTAL DISTANCE OF 445.11 FEET TO A RIGHT OF WAY MONUMENT, NORTH $25^{\circ}59'51''$ WEST A TOTAL DISTANCE OF 199.80 FEET TO A IRON PIN, NORTH $35^{\circ}15'29''$ WEST A TOTAL DISTANCE OF 108.17 FEET TO A IRON PIN; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH $79^{\circ}28'00''$ EAST A TOTAL DISTANCE OF 772.87 FEET (PASSING IRON PINS AT 105.44 FEET, 572.87 FEET) TO THE POINT OF BEGINNING AND CONTAINING 10.551 ACRES MORE OR LESS

SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY OF RECORD

19

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Cheryl Sedges
DATE: 12/16/91

Carthage
23

DESCRIPTION OF A 3.438 ACRE TRACT II

SITUATED IN SECTION 23, TOWN 5, RANGE 12; CARTHAGE TOWNSHIP, ATHENS COUNTY, STATE OF OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE ON THE NORTHWEST CORNER OF CARTHAGE HILLS SUBDIVISION AS RECORDED IN ENVELOP No. 420 IN THE OFFICE OF THE ATHENS COUNTY RECORDER, SAID STONE ALSO BEING THE NORTHWEST OF LOT No. 40 OF SAID CARTHAGE HILLS SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID CARTHAGE HILLS SUBDIVISION AND THE SOUTH LINE OF THE EVERETT JARVIS 51.7 ACRE TRACT NORTH $87^{\circ}15'00''$ EAST A TOTAL DISTANCE OF 867.43 FEET; THENCE SOUTH $0^{\circ}00'00''$ WEST A TOTAL DISTANCE OF 405.49 FEET TO A IRON PIN AND THE TRUE POINT OF BEGINNING FOR THE TRACT OF LAND HEREIN DESCRIBED THENCE ALONG THE WEST RIGHT OF WAY LINE OF TOWNSHIP ROAD No. 570 THE FOLLOWING COURSES SOUTH $12^{\circ}07'00''$ EAST A TOTAL DISTANCE OF 188.71 FEET, SOUTH $16^{\circ}19'40''$ EAST A TOTAL DISTANCE OF 247.05 FEET, SOUTH $36^{\circ}40'15''$ WEST A TOTAL DISTANCE OF 7.88 FEET, SOUTH $25^{\circ}52'16''$ WEST A TOTAL DISTANCE OF 64.00 FEET TO A IRON PIN ON THE NORTH RIGHT OF WAY LINE OF TOWNSHIP ROAD No. 570 AND THE EAST RIGHT OF WAY LINE OF U.S. ROUTE No. 50; THENCE ALONG THE EAST RIGHT OF WAY LINE OF SAID ROUTE No. 50 THE FOLLOWING COURSES NORTH $63^{\circ}07'49''$ WEST A TOTAL DISTANCE OF 97.79 FEET TO A RIGHT OF WAY MONUMENT, NORTH $48^{\circ}26'59''$ WEST A TOTAL DISTANCE OF 198.44 FEET TO A IRON PIN, NORTH $53^{\circ}19'36''$ WEST A TOTAL DISTANCE OF 465.73 FEET TO A RIGHT OF WAY MONUMENT ON THE EAST RIGHT OF WAY LINE OF U.S. ROUTE No. 50 AND THE SOUTH RIGHT OF WAY LINE OF TOWNSHIP ROAD No. 570-A; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SAID TOWNSHIP ROAD No. 570-A THE FOLLOWING COURSES NORTH $86^{\circ}36'50''$ EAST A TOTAL DISTANCE OF 135.58 FEET, NORTH $73^{\circ}27'29''$ EAST A TOTAL DISTANCE OF 132.75 FEET, SOUTH $2^{\circ}33'30''$ EAST A TOTAL DISTANCE OF 1.42 FEET, NORTH $88^{\circ}39'50''$ EAST A TOTAL DISTANCE OF 246.16 FEET, SOUTH $51^{\circ}43'35''$ EAST A TOTAL DISTANCE OF 30.82 FEET TO THE PLACE OF BEGINNING CONTAINING 3.438 ACRES MORE OR LESS AND BEING ALL OF LOT'S No. 27, 28, 29, AND 30 AS RECORDED ON ENVELOP 420 AS CARTHAGE HILLS SUBDIVISION

SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY OF RECORD

TRACT II

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Cheryl Hedges
DATE: 12/6/21

EXISTING STONE
N.W. CORNER
OF CARTHAGE HILLS
SUBDIVISION

N 87° 15' 00" E 1,253.96'

N 87° 15' 00" E 867.43'

N. LINE OF SUBDIVISION

RALPH STOVER III
10.731 ACRES

TRACT I
10.551 AC.

RO.B.

TOWNSHIP RD. No. 570

0 50 100 150
SCALE 1" = 133'
(2-4-91)

R/W
N 35° 15' 29" W 108.17'
N 25° 59' 51" W 199.80'
N 40° 22' 56" W 445.11' R/W

U.S. ROUTE 50

S 79° 28' 10" W 30.00'

N 79° 28' 10" E 200.00'

S 79° 28' 10" W 200.00'

S 88° 39' 50" W 25.54'

S 2° 33' 30" E 10.36'

233.89'

S 87° 42' 29" W

N 83° 16' 58" W

N 88° 39' 50" E

N 86° 36' 50" E 132.75'

N 53° 19' 36" W 465.73' R/W

TRACT II
3.438 AC.

S 2° 33' 30" E 1.42'

S 51° 43' 35" E 30.82'

S 36° 40' 15" W 7.88'

S 25° 52' 16" W 64.00'

N 48° 26' 59" W 97.79'

N 63° 07' 49" W

RO.B.

S 12° 01' 00" E 188.21'

S 14° 19' 10" E 247.05'

S 12° 01' 00" E

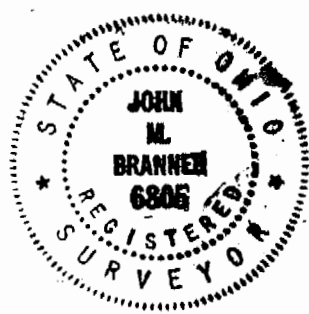
S 14° 19' 10" E

- LEGEND**
- STONE FOUND
 - IRON PIN FOUND
 - R/W MONUMENT

PLAT OF SURVEY

FOR: MICHAEL E. NIGGEMEYER

BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION No. 23, TOWNSHIP No. 5, RANGE No. 12; CARTHAGE TOWNSHIP, ATHENS COUNTY, OHIO. AND BEING ALL OF THE REMAINING PROPERTIES OF THE CARTHAGE HILLS SUBDIVISION AS RECORDED IN ENVELOP No. 420 IN THE OFFICE OF THE RECORDER OF ATHENS COUNTY OHIO. BEARINGS BASED ON SAID CARTHAGE HILLS SUBDIVISION PLAT



John M. Brannen