

Description of a 5.354 Acre Tract

Situated in the Northwest Quarter of Section 16, T.5, R.12, Carthage Township, Athens County, Ohio and being a part of Parcel F010010024500 as described in Volume 416, Page 533 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a US-50 Right of Way Monument found (93+100.00, 75.00 RT) that bears S 84° 56' 12" E, 1632.85 feet (calculated) from the Northwest corner of Section 16:

Thence along the South Right of Way of US-50,
S 43° 10' 36" E, 170.10 feet to an iron pin found;
Thence along the West lines of Bartlett (534-1837 O.R.):
S 47° 46' 48" W, 514.27 feet to an iron pin found;
S 14° 29' 23" E, 651.21 feet to a point in a creek, passing an iron pin set at 631.21 feet and with an iron pin found (bent) bearing S 14° 29' 23" E, 23.89 feet;

Thence along said creek and new lines created by this survey the following fifteen courses:

- (1) N 68° 46' 46" W, 51.83 feet to a point;
- (2) N 88° 22' 55" W, 27.88 feet to a point;
- (3) S 67° 47' 57" W, 62.92 feet to a point;
- (4) S 53° 38' 44" W, 38.51 feet to a point;
- (5) N 85° 59' 45" W, 31.57 feet to a point;
- (6) S 59° 06' 00" W, 24.22 feet to a point;
- (7) S 87° 36' 51" W, 11.35 feet to a point;
- (8) S 38° 36' 34" W, 28.01 feet to a point;
- (9) S 65° 47' 39" W, 37.63 feet to a point;
- (10) S 88° 39' 27" W, 20.16 feet to a point;
- (11) N 53° 43' 11" W, 36.72 feet to a point;
- (12) N 70° 24' 12" W, 46.05 feet to a point;
- (13) N 51° 03' 48" W, 54.72 feet to a point;
- (14) N 22° 14' 08" W, 58.56 feet to a point;
- (15) N 46° 08' 33" W, 29.89 feet to a point;

Thence leaving said creek and along new lines created by this survey:

N 24° 05' 52" E, 634.51 feet to an iron pin set, passing an iron pin set at 27.52 feet;
N 33° 55' 55" E, 542.32 feet to the Point of Beginning and **containing 5.354 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 June, 2022 by
John M. Branner P.S. 6805

John M. Branner



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

JUL 11 2022

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Perennial Miller*
DATE: 7/11/22

0' 100' 200' 300'



Scale 1"=100'

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

● = Iron pin found

Bearings: N.A.D. 83 - Grid North - Ohio South Zone

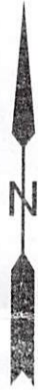
Ref. Docs.: Tax Plats, Deeds, Existing Surveys

*Coordinates are to be used GIS purposes only

SURVEY OF A 5.354 ACRE TRACT
Situated in the Northwest Quarter of
Section 16, T.5, R.12,
Carthage Twp., Athens Co., OH
Surveyed June, 2022

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

GRANTOR
GLASS
416-533 OR
F010010024500



GRANTOR
GLASS
416-533 OR
F010010024500

CARTHAGE TWP
TRUSTEES

STATE
OF OHIO

P.O.B.

*N:454082.21, E:2140530.61
RW Monument with aluminum cap
93+100.00, 75.00 RT.
bearing S 84°56'12" E, 1632.85'
(calculated) from the
Northwest corner of
Section 16

TR-60A
ROADSIDE PARK RD
US-50 RW

S 43°10'36" E 170.10'

N 33°55'55" E
542.32'

S 47°46'48" W
514.27'

BARTLETT
534-1837 OR

Line Table		
LINE	BEARING	DISTANCE
L1	N 68°46'46" W	51.83'
L2	N 88°22'55" W	27.88'
L3	S 67°47'57" W	62.92'
L4	S 53°38'44" W	38.51'
L5	N 85°59'45" W	31.57'
L6	S 59°06'00" W	24.22'
L7	S 87°36'51" W	11.35'
L8	S 38°36'34" W	28.01'
L9	S 65°47'39" W	37.63'
L10	S 88°39'27" W	20.16'
L11	N 53°43'11" W	36.72'
L12	N 70°24'12" W	46.05'
L13	N 51°03'48" W	54.72'
L14	N 22°14'08" W	58.56'
L15	N 46°08'33" W	29.89'

N 24°05'52" E
634.51'

S 14°29'23" E
651.21'

5.354 Acres

BARTLETT
534-1837 OR

+27.52'

+631.21'

23.89'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

GRANTOR
GLASS
416-533 OR
F010010024500

BY: *Perennial*
DATE: 7/11/22