

OCT 08 2024

Jill Davidson  
Athens County Auditor

## DESCRIPTION OF A 28.389 ACRE TRACT

Situated in Fraction 30, Section 21, T.5, R.12, Carhage Township, Athens County, Ohio and being a part of Parcel F010010039800 as described in Volume 522, Page 892 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at an iron pin found bearing S 51° 22' 12" E, 1789.71 feet (calculated) from an iron pin called for at the Northwest corner of Fraction 30:

Thence along a new line created by this survey,

**S 82° 45' 29" E, 1319.33 feet** to a point in County Road 53 (Lottridge Road), passing an iron pin set at 1293.95 feet;

Thence along said road the following five courses:

- (1) **S 43° 39' 03" W, 384.71 feet** to a point;
- (2) **S 36° 17' 56" W, 67.17 feet** to a point;
- (3) **S 18° 17' 42" W, 63.75 feet** to a point;
- (4) **S 02° 48' 07" W, 237.59 feet** to a point;
- (5) **S 07° 48' 02" W, 467.24 feet** to a point;

Thence leaving said road and along the North line of Vanmeter (616-1545 O.R.),

**N 86° 45' 12" W, 978.05 feet** to an iron pin found, passing an iron pins found at 21.22 feet and 740.06 feet and iron pins set at 180.12 feet and 390.00 feet;

Thence along the East line of Kerns (578-1030 O.R.),

**N 03° 14' 01" E, 1206.08 feet** to the Point of Beginning, passing an iron pin found at 1012.70 feet and **containing 28.389 acres.**


Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"


Bearing: Grid North – N.A.D. 83 – Ohio South Zone

**The attached map is considered to be an integral part of this description and to be included in any future transfers.**

The above description is based on a field survey completed October, 2024 by

  
Jeb Branner, P.S. 8816  
P.O. Box 274  
The Plains, Ohio 45780  
740-592-5778



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 10/8/24

OCT 08 2024

Jill Davidson  
Athens County Auditor

## DESCRIPTION OF A 23.220 ACRE TRACT

Situated in Fraction 30, Section 21, T.5, R.12, Carthage Township, Athens County, Ohio and being a part of Parcel F010010039800 as described in Volume 522, Page 892 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at a point in County Road 53 (Lottridge Road) bearing S 66° 36' 35" E, 3964.57 feet (calculated) from an iron pin called for at the Northwest corner of Fraction 30:

Thence along the West lines of Niggemeyer (601-246 O.R.) and Ross (600-1282 O.R.),  
**S 50° 23' 37" W, 1692.13 feet** to a point in County Road 53 (Lottridge Road), passing iron pins found at 25.45 feet and 620.80 feet and a 1" iron pipe found at 1675.07 feet;

Thence along said road the following twenty-four courses:

- (1) N 31° 34' 12" W, 33.12 feet to a point;
- (2) N 19° 04' 45" W, 55.41 feet to a point;
- (3) N 04° 57' 40" W, 55.25 feet to a point;
- (4) N 04° 46' 27" E, 140.67 feet to a point with an iron pin found bearing N 86° 45' 12" W, 21.22 feet;
- (5) N 07° 48' 02" E, 467.24 feet to a point;
- (6) N 02° 48' 07" E, 237.59 feet to a point;
- (7) N 18° 17' 42" E, 63.75 feet to a point;
- (8) N 36° 17' 56" E, 67.17 feet to a point;
- (9) N 43° 39' 03" E, 384.71 feet to a point with an iron pin set bearing N 82° 45' 29" W, 25.38 feet;
- (10) N 50° 42' 47" E, 119.67 feet to a point;
- (11) N 60° 38' 01" E, 93.66 feet to a point;
- (12) N 77° 25' 48" E, 49.45 feet to a point;
- (13) S 84° 41' 48" E, 73.48 feet to a point;
- (14) S 78° 20' 03" E, 40.66 feet to a point;
- (15) S 76° 23' 32" E, 105.19 feet to a point;
- (16) S 74° 45' 55" E, 86.06 feet to a point;
- (17) S 67° 01' 39" E, 80.31 feet to a point;
- (18) S 57° 04' 10" E, 40.51 feet to a point;
- (19) S 47° 12' 23" E, 64.07 feet to a point;
- (20) S 37° 15' 24" E, 82.89 feet to a point;
- (21) S 33° 59' 18" E, 93.22 feet to a point;
- (22) S 41° 40' 00" E, 75.26 feet to a point;
- (23) S 50° 29' 55" E, 68.36 feet to a point;
- (24) S 68° 06' 23" E, 55.03 feet to the Point of Beginning and **containing 23.220 acres.**

Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"


Bearing: Grid North – N.A.D. 83 – Ohio South Zone

**The attached map is considered to be an integral part of this description and to be included in any future transfers.**

The above description is based on a field survey completed October, 2024 by

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 10/8/24

  
Jeb Branner, P.S. 8816  
P.O. Box 274  
The Plains, Ohio 45780  
740-592-5778



N 87°06'36" W  
1462.93'

Line Table		
LINE	BEARING	DISTANCE
L1	S 36°17'56" W	67.17'
L2	S 18°17'42" W	63.75'
L3	S 02°48'07" W	237.59'
L4	N 31°34'12" W	33.12'
L5	N 19°04'45" W	55.41'
L6	N 04°57'40" W	55.25'
L7	N 04°46'27" E	140.67'
L8	N 02°48'07" E	237.59'
L9	N 18°17'42" E	63.75'
L10	N 36°17'56" E	67.17'
L11	N 50°42'47" E	119.67'
L12	N 60°38'01" E	93.66'
L13	N 77°25'48" E	49.45'
L14	S 84°41'48" E	73.48'
L15	S 78°20'03" E	40.66'
L16	S 76°23'32" E	105.19'
L17	S 74°45'55" E	86.06'
L18	S 67°01'39" E	80.31'
L19	S 57°04'10" E	40.51'
L20	S 47°12'23" E	64.07'
L21	S 37°15'24" E	82.89'
L22	S 33°59'18" E	93.22'
L23	S 41°40'00" E	75.26'
L24	S 50°29'55" E	68.36'
L25	S 68°06'23" E	55.03'



Scale 1"=300'

○ = Iron pin set 5/8" rebar w/ plastic ID cap  
 ● = Iron pin found unless otherwise noted  
 □ = Stone found

Bearings: N.A.D. 83 - Grid North - Ohio South Zone  
 Ref. Docs.: Tax Plats, Deeds, Existing Surveys  
 \*Coordinates are to be used for GIS purposes only

KERNS  
578-1030 OR  
SURVEY REF  
94.995 AC  
NEWMAN 8043  
NOV 2020

N 03°14'01" E  
1206.08'

**28.389 ACRES**

VANMETER  
616-1545 OR  
SURVEY REF  
5.548 AC  
PRICE 8362  
SEP 2007

VANMETER  
616-1545 OR  
SURVEY REF  
8.744 AC  
PRICE 8362  
SEP 2007

GRANTOR  
ALLEN  
522-892 OR  
F010010039800

CR-53  
LOTTORRIDGE RD

ROSS  
600-1282 OR



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Jeb Branner*  
DATE: 10/8/24

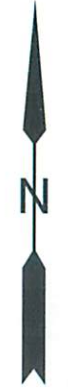
**SURVEY OF TWO TRACTS**  
 Situated in Fraction 30, Section 21,  
 T.5, R.12, Carthage Twp., Athens Co., OH  
 Surveyed Completed October, 2024

By: *Jeb Branner*  
 Jeb Branner, P.S. 8816  
 P.O. Box 274  
 The Plains, OH 45780  
 740-592-5778

ALLEN  
521-2560 OR  
SURVEY REF  
23.040 AC  
NEWMAN 8043  
JUN 2016

BUCKLEY  
472-546 OR

NIGGEMEYER  
601-246 OR  
SURVEY REF  
9.838 AC  
STEVENS 8716  
MAY 2022



+1012.70'  
+340.48'

P.O.B.  
\*N:446707.56, E:2134795.06  
bearing S 51°22'12" E, 1789.71' (calc)  
from an iron pin called for at the  
Northwest corner of Fraction 30

S 82°45'29" E  
1319.33'

S 43°39'03" W  
384.71'

**23.220 ACRES**

N 43°39'03" E  
384.71'

P.O.B.  
\*N:446250.95, E:2137035.72  
bearing S 66°36'35" E, 3964.57' (calc)  
from an iron pin called for at the  
Northwest corner of Fraction 30

CR-53  
LOTTORRIDGE RD

S 07°48'02" W  
467.24'

N 07°48'02" E  
467.24'

S 50°23'37" W  
1692.13'

+740.06'

+390.00'

+180.12'

+21.22'

N 86°45'12" W 978.05'

L7  
L6  
L5  
L4

+1675.07'

1" iron pipe

CR-53  
LOTTORRIDGE RD