

DESCRIPTION OF A 3.778 ACRE TRACT

Situated in the Southwest Quarter of Section 35, T.5, R.12, Carthage Township, Athens County, Ohio and being a part of Parcel F010010052300 as described in Volume 588, Page 1280 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a point in County Road 57 (South Rodehaver Road) which bears N 15°56'25" E, 2069.00 feet from a stone found at the Southwest corner of Section 35:

Thence along County Road 57 (South Rodehaver Road) and new lines created by this survey the following three courses:

- (1) N 35° 40' 06" W, 133.82 feet to a point;
- (2) N 44° 49' 11" W, 124.49 feet to a point;
- (3) N 55° 43' 39" W, 79.14 feet to a point;

Thence leaving said road and along Township Road 104 (Metcalf Road) and new lines created by this survey the following four courses:

- (1) N 52° 09' 44" E, 67.50 feet to a point;
- (2) N 34° 17' 21" E, 252.31 feet to a point;
- (3) N 29° 07' 43" E, 160.01 feet to a point;
- (4) N 52° 19' 17" E, 59.38 feet to a point;

Thence leaving said road and along new lines create by this survey:

S 30° 57' 44" E, 395.71 feet to an iron pin set, passing an iron pin set at 30 feet;

S 41° 43' 53" W, 439.78 feet to the Point of Beginning, passing an iron pin set at 404.78 feet and containing 3.778 acres.

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch rebar with I.D. Cap stamped "Branner Surveying 8816"

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

The above description is based on a field survey completed January, 2022 by

Jeb Branner, P.S. 8816



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Perennial Phillips
DATE: 1/27/22

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

JAN 27 2022

Jill Thompson
Athens County Auditor

GRANTOR
RODEHAVER
588-1280 OR
F010010052300

Township Road 104
Metcalf Road

Township Road 104
Metcalf Road

GRANTOR
RODEHAVER
588-1280 OR
F010010052300

3.778 Acres

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *James J. Fittler*
DATE: *1/22/22*

GRANTOR
RODEHAVER
588-1280 OR
F010010052300

N 55°43'39" W
79.14'

N 44°49'11" W
124.49'

N 35°40'06" W
133.82'

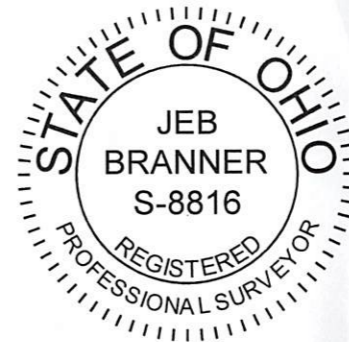
S 41°43'53" W
439.78'

N 34°17'21" E
252.31'

N 29°07'43" E
160.01'

N 52°19'17" E
59.38'

P.O.B.
*N:456976.88, E:2123097.81
bearing N 15°56'25" E, 2069.00'
from a stone found at the Southwest
Corner of Section 35



SURVEY OF A 3.778 ACRE TRACT
Sited in the Southwest Quarter of
Section 35, T.5, R.12,
Carthage Twp., Athens Co., OH
Surveyed January, 2022

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



- Scale 1"=100'
- = Iron pin set 5/8" rebar w/ plastic ID cap
 - = Iron pin found
 - = Stone 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

County Road 57
South Rodehaver Road

