

## DESCRIPTION OF A 7.307 ACRE TRACT TRACT 1

Situated in the Southeast Quarter of Section 36, T.5, R.12, Carthage Township, Athens County, Ohio and being part of Parcel F010010045500 as described in Volume 297, Page 1787 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at a point in County Road 57 (North Rodehaver Road) bearing N 62° 03' 32" W, 2331.96 feet from a stone found at the Southeast corner of Section 36:

Thence along said road the following eight courses:

- (1) S 17° 19' 27" W, 53.80 feet to a point;
- (2) S 31° 53' 08" W, 63.57 feet to a point;
- (3) S 46° 02' 45" W, 73.33 feet to a point;
- (4) S 60° 58' 51" W, 60.69 feet to a point;
- (5) S 76° 51' 58" W, 47.74 feet to a point;
- (6) N 86° 59' 14" W, 44.22 feet to a point;
- (7) N 73° 55' 56" W, 124.57 feet to a point;
- (8) N 88° 00' 13" W, 72.94 feet to a point at the intersection of said county road and Township Road 99 (Bobo Road);

Thence along said township road:

N 88° 00' 13" W, 114.63 feet to a point;

S 72° 52' 04" W, 53.85 feet to a point;

Thence leaving said township road and along the East line of Finissi (470-1288 O.R.), N 02° 58' 05" E, 548.46 feet to an iron pin found, passing an iron pin found at 29.38 feet;

Thence along the South line of Barnett (398-1399 O.R.),

S 89° 46' 03" E, 589.08 feet to a point in County Road 57 (North Rodehaver Road), passing an iron pin set at 567.24 feet;

Thence along said road,

S 01° 56' 20" W, 376.50 feet to the Point of Beginning and **containing 7.307 acres.**

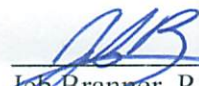
Subject to all easements and rights of way of record.

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 May, 2023 by

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



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 5/9/23

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

MAY 09 2023

Jill Thompson  
Athens County Auditor

## DESCRIPTION OF A 5.921 ACRE TRACT TRACT 2

Situated in the Southeast Quarter of Section 36, T.5, R.12, Carthage Township, Athens County, Ohio and being part of Parcel F010010045500 as described in Volume 297, Page 1787 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at an iron pin set bearing N 77° 45' 37" W, 2111.95 feet from a stone found at the Southeast corner of Section 36:

Thence along new lines created by this survey:

N 87° 12' 21" W, 575.22 feet to an iron pin set;

N 03° 01' 37" E, 386.83 feet to a point in County Road 57 (North Rodehaver Road), passing an iron pin set at 345.49 feet;

Thence along said road the following ten courses:

(1) N 48° 50' 04" E, 81.77 feet to a point;

(2) N 71° 14' 07" E, 60.89 feet to a point at the intersection of said county road and Township Road 99 Bobo Road);

(3) S 88° 00' 13" E, 72.94 feet to a point;

(4) S 73° 55' 56" E, 124.57 feet to a point;

(5) S 86° 59' 14" E, 44.22 feet to a point;

(6) N 76° 51' 58" E, 47.74 feet to a point;

(7) N 60° 58' 51" E, 60.69 feet to a point;

(8) N 46° 02' 45" E, 73.33 feet to a point;

(9) N 31° 53' 08" E, 63.57 feet to a point;

(10) N 17° 19' 27" E, 53.80 feet to a point;

Thence leaving said road and along the West lines of Keller (537-1484 O.R.) the following three courses:

(1) S 01° 56' 20" W, 180.90 feet to an iron pin found, passing an iron pin set at 94.08 feet;

(2) S 02° 46' 34" W, 330.14 feet to an iron pin found;

(3) S 07° 45' 04" E, 135.62 feet to the Point of Beginning and **containing 5.921 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 May, 2023 by

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



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 5/9/23

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

MAY 09 2023

Jill Thompson  
Athens County Auditor

## DESCRIPTION OF A 5.653 ACRE TRACT TRACT 3

Situated in the Southeast Quarter of Section 36, T.5, R.12, Carthage Township, Athens County, Ohio and being part of Parcel F010010045500 as described in Volume 297, Page 1787 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at an iron pin set bearing N 87° 13' 08" W, 2018.71 feet from a stone found at the Southeast corner of Section 36:

Thence along the North line of Coffey (283-147 O.R.),

N 87° 13' 08" W, 691.27 feet to an iron pin set;

Thence along the East line of Schloss (555-860 O.R.),

N 03° 01' 47" E, 661.99 feet to a point in County Road 57 (North Rodehaver Road), passing an iron pin set at 591.42 feet;

Thence along said road:

N 34° 20' 31" E, 67.75 feet to a point;

N 48° 50' 04" E, 20.63 feet to a point;

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

S 03° 01' 37" W, 386.83 feet to an iron pin set, passing an iron pin set at 41.34 feet;

S 87° 12' 21" E, 575.22 feet to an iron pin set;

Thence along the West line of Keller (537-1484 O.R.),

S 07° 45' 04" E, 353.02 feet to the Point of Beginning and **containing 5.653 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"

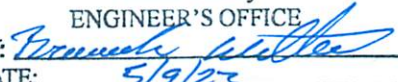
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

**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 May, 2023 by

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



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 5/9/23

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

MAY 09 2023

Jill Thompson  
Athens County Auditor



BARNETT  
398-1399 OR  
SURVEY REF  
30.182 AC  
ROUSH, 7999  
MAY, 2005

BROOKS  
503-891 OR

FINISSI  
470-1288 OR  
SURVEY REF  
15.0000 AC  
SWOYER, 6765  
AUG, 1988

**TRACT 1**  
**7.307 ACRES**

GRANTOR  
SCHLOSS  
297-1787 OR  
F010010045500  
SURVEY REF  
8.44 AC  
BRANNER, 6805  
MAY, 2016

**P.O.B. (TRACT 1)**  
\*N:461217.50, E:2126183.09  
bearing N 62°03'32" W, 2331.96'  
from a stone found at the  
Southeast corner of Section 36

KELLER  
537-1484 OR

**TRACT 2**  
**5.921 ACRES**

centerline of a 16' wide  
ingress/egress easement  
along existing drive

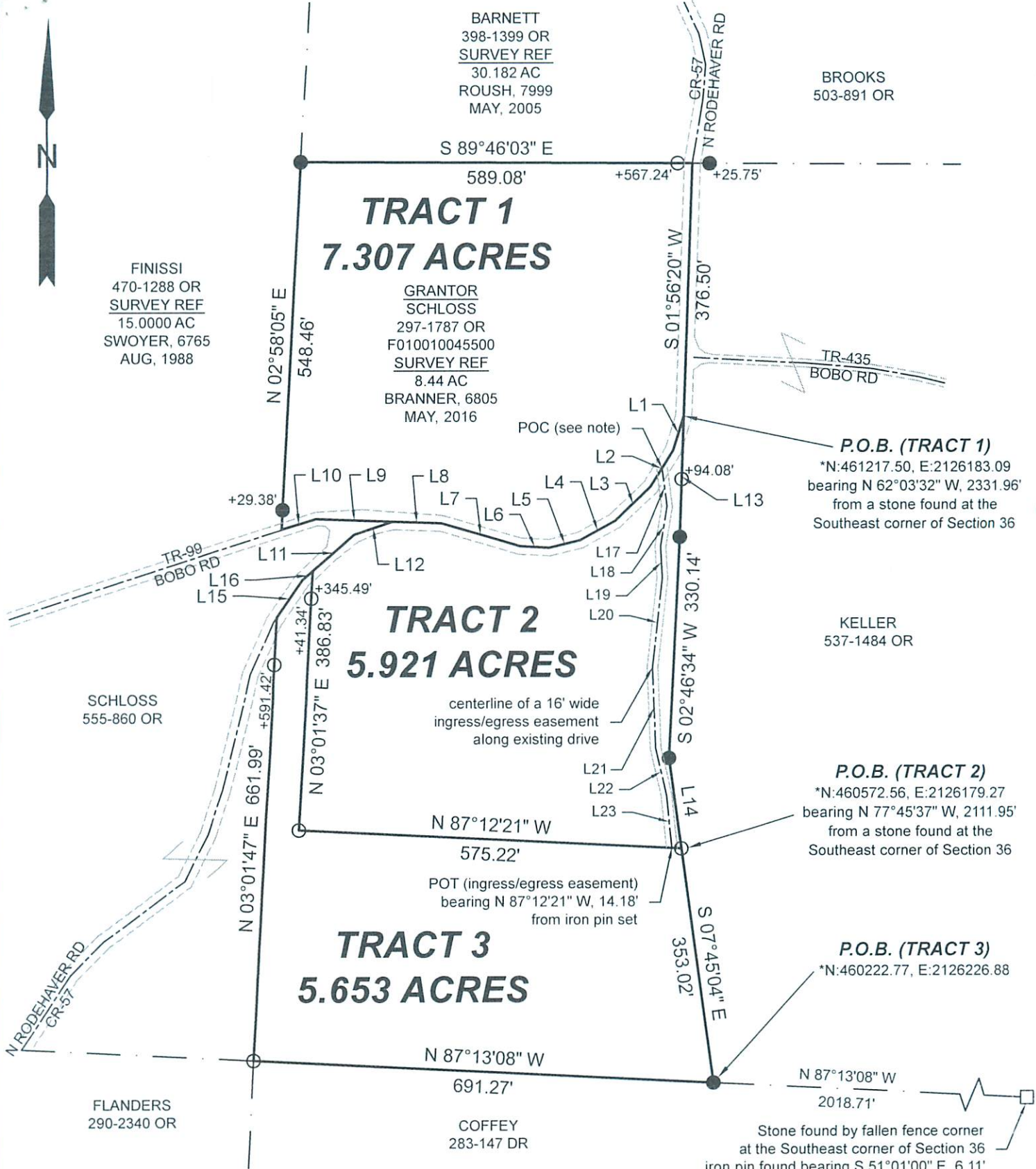
**P.O.B. (TRACT 2)**  
\*N:460572.56, E:2126179.27  
bearing N 77°45'37" W, 2111.95'  
from a stone found at the  
Southeast corner of Section 36

**TRACT 3**  
**5.653 ACRES**

POT (ingress/egress easement)  
bearing N 87°12'21" W, 14.18'  
from iron pin set

**P.O.B. (TRACT 3)**  
\*N:460222.77, E:2126226.88

Stone found by fallen fence corner  
at the Southeast corner of Section 36  
iron pin found bearing S 51°01'00" E, 6.11'



**SURVEY OF THREE TRACTS**  
Situated in the Southeast Quarter of  
Section 36, T.5, R.12, Carthage Twp.,  
Athens Co., OH  
Surveyed Completed May, 2023

By:   
Jeb Branner, P.S. 8816  
P.O. Box 274

The Plains, OH 45780  
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 5/9/23



Line Table		
LINE	BEARING	DISTANCE
L1	S 17°19'27" W	53.80'
L2	S 31°53'08" W	63.57'
L3	S 46°02'45" W	73.33'
L4	S 60°58'51" W	60.69'
L5	S 76°51'58" W	47.74'
L6	N 86°59'14" W	44.22'
L7	N 73°55'56" W	124.57'
L8	N 88°00'13" W	72.94'
L9	N 88°00'13" W	114.63'
L10	S 72°52'04" W	53.85'
L11	N 48°50'04" E	81.77'
L12	N 71°14'07" E	60.89'
L13	S 01°56'20" W	180.90'
L14	S 07°45'04" E	135.62'
L15	N 34°20'31" E	67.75'
L16	N 48°50'04" E	20.63'
L17	S 07°30'55" E	57.30'
L18	S 09°17'16" W	60.99'
L19	S 03°29'50" E	47.21'
L20	S 06°19'37" W	133.81'
L21	S 02°13'54" E	120.87'
L22	S 12°53'58" E	72.54'
L23	S 05°44'38" E	78.20'

0' 200' 400' 600'

Scale 1"=200'

- = 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

**NOTE: POC (ingress/egress easement):** point in center of CR-57 bearing N 61°03'57" W, 33.49' from iron pin found at 94.08' from center of said road