

BY: Perennially L. Williams
DATE: 12/8/20

**Description of a 0.104 Acre Tract
to be continuous and contiguous with F010010009800,
Gilbert, Joshua L & Mary E, 469-61 O.R.**

Situated in the Northwest Quarter of Section 4, T.5, R.12, Carthage Township, Athens County, Ohio and being part of the parcel F010010009900 as described in Volume 330, Page 1454 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at an Oak tree at the Northwest corner of Section 4, thence S 02° 34' 03" W, 1320.00 feet to an iron pin set and S 86° 42' 24" E, 622.20 feet an iron pin set and also being the **Point of Beginning** for the tract of land herein described:

Thence along a new line created by this survey:

S 88° 03' 15" E, 625.71 feet to a point in County Road 56 (Brimstone Road), passing an iron pin set at 533.68 feet;

Thence along said road,

S 31° 15' 55" W, 16.66 feet to a railroad spike found;

Thence leaving said road

N 86° 42' 24" W, 617.72 feet to the point of beginning and **containing 0.104 acres** which is to be continuous and contiguous with F010010009800, Gilbert, Joshua L & Mary E, 469-61 O.R.

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

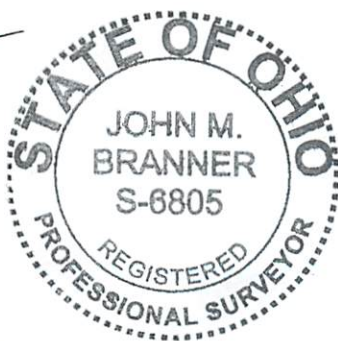
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed December, 2020 by

Jeb Branner, S.I., under the supervision of:

John M. Branner P.S. 6805

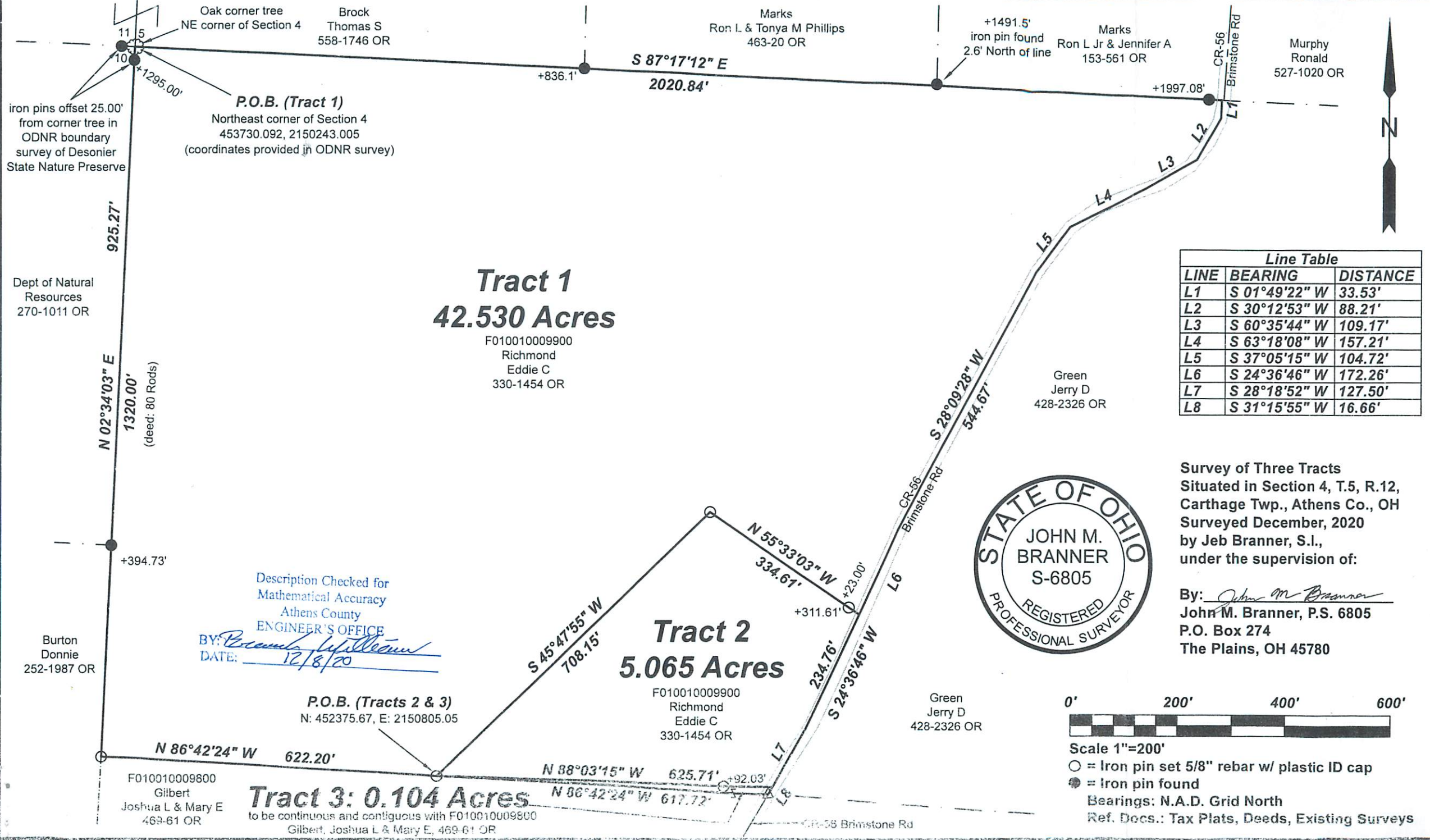
John M. Branner



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

DEC 08 2020

Jill Thompson
Athens County Auditor



Oak corner tree
NE corner of Section 4
Brock Thomas S
558-1746 OR

P.O.B. (Tract 1)
Northeast corner of Section 4
453730.092, 2150243.005
(coordinates provided in ODNR survey)

Tract 1

42.530 Acres

F010010009900
Richmond
Eddie C
330-1454 OR

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Jeb Branner*
DATE: 12/8/20

P.O.B. (Tracts 2 & 3)
N: 452375.67, E: 2150805.05

Tract 3: 0.104 Acres
to be continuous and contiguous with F010010009800
Gilbert, Joshua L & Mary E, 469-61 OR



LINE	BEARING	DISTANCE
L1	S 01°49'22" W	33.53'
L2	S 30°12'53" W	88.21'
L3	S 60°35'44" W	109.17'
L4	S 63°18'08" W	157.21'
L5	S 37°05'15" W	104.72'
L6	S 24°36'46" W	172.26'
L7	S 28°18'52" W	127.50'
L8	S 31°15'55" W	16.66'

Survey of Three Tracts
Situating in Section 4, T.5, R.12,
Carthage Twp., Athens Co., OH
Surveyed December, 2020
by Jeb Branner, S.I.,
under the supervision of:

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



Scale 1"=200'
○ = Iron pin set 5/8" rebar w/ plastic ID cap
● = Iron pin found
Bearings: N.A.D. Grid North
Ref. Docs.: Tax Plats, Deeds, Existing Surveys