

## DESCRIPTION OF A 5.014 ACRE TRACT

Situated in Fractions 4 & 12 (Section 10) & Section 4, T.5, R.12, Carthage Township, Athens County, Ohio and being all of Parcel F010010008200 (Fraction 4, Section 10) and parts of Parcels F010010008500 (Fraction 12, Section 10) & F010010008100 (Section 4) as described in Volume 302, Page 608 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at an iron pin set bearing S 09° 54' 45" W, 1252.17 feet from an iron pin found at the Northwest corner of the Southwest Quarter of Section 4:

Thence along new lines created by this survey:

**S 89° 55' 11" E, 459.37 feet** to an iron pin set;

**S 05° 11' 29" E, 297.04 feet** to a point in County Road 56 (Brimstone Road), passing an iron pin set at 267.00 feet;

Thence along said road the following three courses:

(1) **S 61° 03' 42" W, 147.51 feet** to a point;

(2) **S 47° 11' 14" W, 361.14 feet** to a point;

(3) **S 42° 01' 22" W, 89.68 feet** to a point;

Thence along the East line of Bishop (594-163 O.R.),

**N 02° 41' 29" W, 532.32 feet** to an iron pin set at the Northeast corner of Bishop, passing an iron pin set 22.00 feet;

Thence along a new line created by this survey,

**N 02° 47' 01" W, 148.34 feet** to the Point of Beginning and **containing 5.014 acres** of which 1.470 acres are contained within Parcel F010010008200 (Fraction 4, Section 10), 0.564 acres are contained within Parcel F010010008500 (Fraction 12, Section 10) and 2.980 acres are contained within Parcel F010010008100 (Section 4).

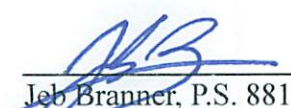
Subject to all easements and rights of way of record.

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

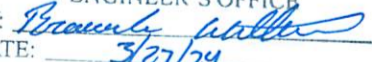
**The attached map is considered to be an integral part of this description and to be included in any future transfers.**

The above description is based on a field survey completed March, 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: 3/27/24

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

MAR 27 2024

Jill Davidson  
Athens County Auditor

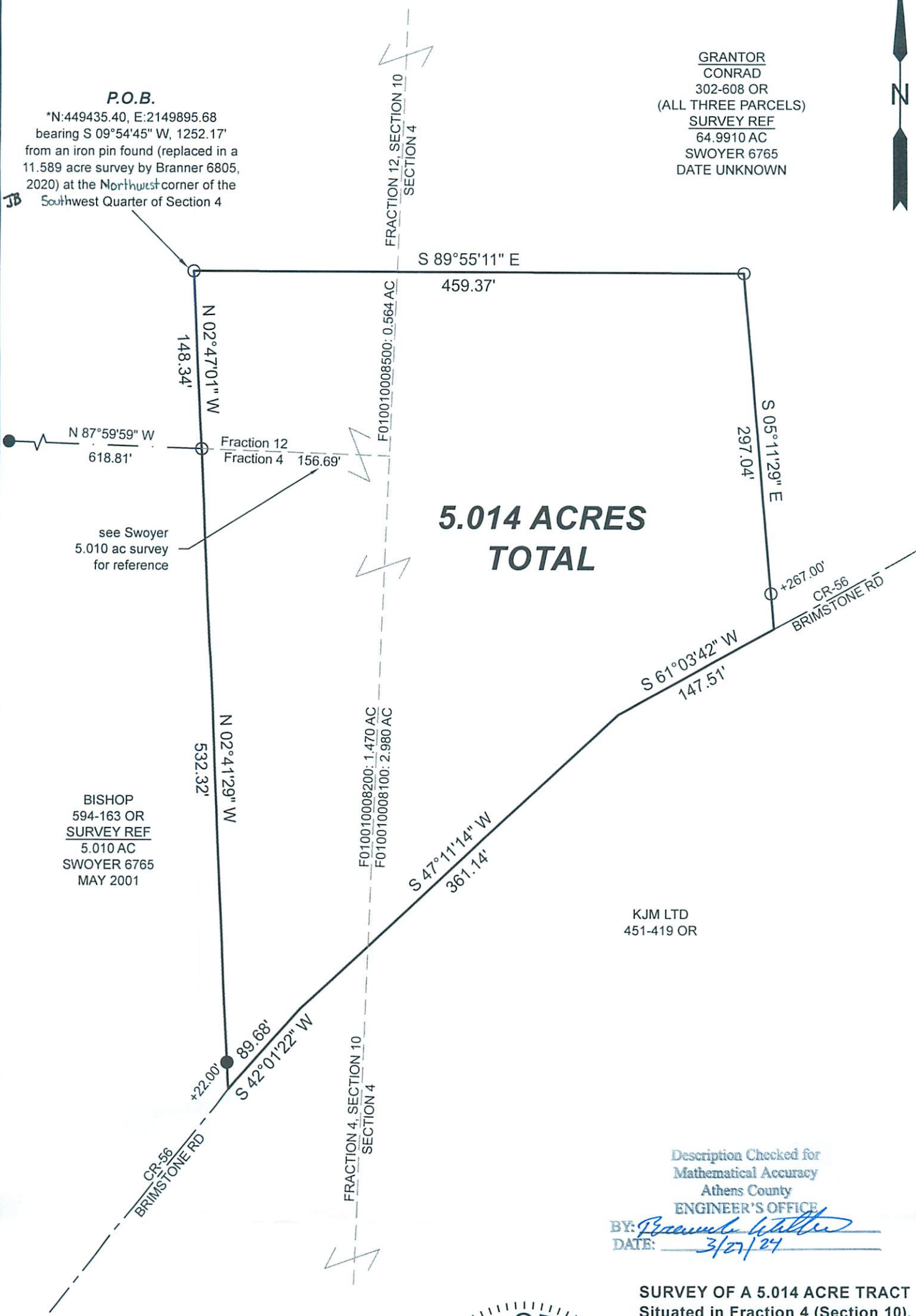


GRANTOR  
 CONRAD  
 302-608 OR  
 (ALL THREE PARCELS)  
 SURVEY REF  
 64.9910 AC  
 SWOYER 6765  
 DATE UNKNOWN

**P.O.B.**

\*N:449435.40, E:2149895.68  
 bearing S 09°54'45" W, 1252.17'  
 from an iron pin found (replaced in a  
 11.589 acre survey by Branner 6805,  
 2020) at the Northwest corner of the  
 Southwest Quarter of Section 4

JB



**5.014 ACRES  
 TOTAL**

see Swoyer  
 5.010 ac survey  
 for reference

BISHOP  
 594-163 OR  
 SURVEY REF  
 5.010 AC  
 SWOYER 6765  
 MAY 2001

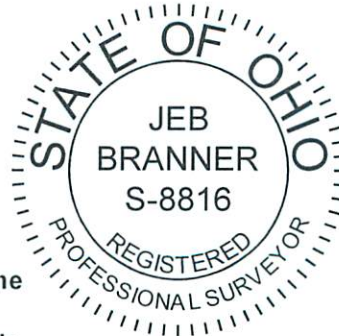
KJM LTD  
 451-419 OR

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Proctor*  
 DATE: 3/27/24



Scale 1"=100'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found unless otherwise noted
- 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



SURVEY OF A 5.014 ACRE TRACT  
 Situated in Fraction 4 (Section 10),  
 Fraction 12 (Section 10) and  
 Section 4, T.5, R.12,  
 Carthage Twp., Athens Co., OH  
 Surveyed Completed March, 2024

By: *JEB*  
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 740-592-5778