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**PROPERTY DESCRIPTION**  
**5.624 ACRES**  
**CARTHAGE TOWNSHIP, PARCEL F010010010800**  
**OFFICIAL RECORD 260, PAGE 1021**

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**SITUATE** IN AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWN 5 NORTH, RANGE 12 WEST, CARTHAGE TOWNSHIP, ATHENS COUNTY, OHIO, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

**BEGINNING** AT A CAPPED REBAR FOUND (LABELED HUFFMAN #6850), SAID REBAR BEING THE SOUTHEAST CORNER OF SECTION 5, TOWN 5 NORTH, RANGE 12 WEST; THENCE N 86°35'49" W 1119.86 FEET, WITH THE SOUTH LINE OF SECTION 5 AND WITH THE SOUTHERLY LINE OF THE 27.355 ACRE (TAXED) EARL A. KOCHER III AND TINA S. KOCHER TRACT (OFFICIAL RECORD 434, PAGE 2368 (TRACT 1)), TO A CAPPED REBAR FOUND (LABELED HUFFMAN #6850) AT A COMMON CORNER TO THE 5.78 ACRE (TAXED) LINDA L. VAN BUREN, ET. AL., TRACT (OFFICIAL RECORD 260, PAGE 1021) AND **THE TRUE POINT OF BEGINNING**;

**THENCE N 86°35'49" W 27.77 FEET**, WITH THE NORTHERLY LINE OF THE 4.684 ACRE (TAXED) EARL A. KOCHER III AND TINA S. KOCHER TRACT (OFFICIAL RECORD 434, PAGE 2368 (TRACT 2)), TO A POINT IN THE CENTERLINE OF BRIMSTONE ROAD (ALSO KNOWN AS COUNTY ROUTE NUMBER 56);

**THENCE**, WITH THE CENTERLINE OF BRIMSTONE ROAD, THE FOLLOWING THREE (3) COURSES AND DISTANCES;

- (1) THENCE N 33°07'00" W 184.72 FEET** TO A POINT;
- (2) THENCE N 39°07'44" W 117.55 FEET** TO A POINT;
- (3) THENCE N 45°56'56" W 133.24 FEET** TO A POINT AT THE SOUTHEAST CORNER OF THE 4.08 ACRE (TAXED) ROY G. COLE, JR., TRACT (OFFICIAL RECORD 503, PAGE 752);

**THENCE**, LEAVING THE CENTERLINE OF BRIMSTONE ROAD AND WITH SAID 4.08 ACRE (TAXED) ROY G. COLE, JR., TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

- (1) THENCE N 09°16'51" E 247.35 FEET** TO A 1/2" IRON PIPE FOUND, PASSING A 5/8" IRON REBAR FOUND AT 24.36 FEET;
- (2) THENCE N 08°56'11" E 189.02 FEET** TO A 5/8" IRON REBAR FOUND;
- (3) THENCE N 11°36'19" E 209.04 FEET** TO A 5/8" IRON REBAR FOUND;
- (4) THENCE N 14°33'04" E 46.54 FEET** TO A 5/8" CAPPED REBAR SET IN THE SOUTHERLY LINE OF THE 19.00 ACRE (TAXED) JANICE NULL TRACT (OFFICIAL RECORD 81, PAGE 480);



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**THENCE S 88°22'13" E 235.81 FEET**, WITH SAID 19.00 ACRE (TAXED) JANICE NULL TRACT, TO A 5/8" CAPPED REBAR SET IN THE WESTERLY LINE OF SAID 27.355 ACRE (TAXED) EARL A. KOCHER III AND TINA S. KOCHER TRACT;

**THENCE S 03°23'35" W 1015.92 FEET**, WITH SAID 27.355 ACRE (TAXED) EARL A. KOCHER III AND TINA S. KOCHER TRACT, TO **THE TRUE POINT OF BEGINNING**, PASSING A CAPPED REBAR FOUND (LABELED HUFFMAN #6850) AT 155.22 FEET, AT 471.72 FEET AND AT 746.19 FEET;

**CONTAINING 5.624 ACRES**, THERE BEING 0.315 ACRE IN THE BRIMSTONE ROAD RIGHT OF WAY, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 9/13/2018 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.

**BEING** THE SAME TRACT OR PARCEL OF LAND CONVEYED TO LINDA L. VAN BUREN, ET. AL., IN OFFICIAL RECORD 260, PAGE 1021.

**SUBJECT TO** ALL LEGAL RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, AND DEEDS OF RECORD.

**BASIS OF BEARINGS:** OHIO STATE PLANE (SOUTH ZONE).

*Randall R. Cline II*  
RANDALL R. CLINE II, PS #8096 OH  
PROJECT NUMBER: 2186685



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

SEP 17 2018

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Pranabjit*  
DATE: 9/14/18



