

Description of a 5.231 Acre Tract

Situated in the Southwest Quarter of Section 6, T.5, R.12, Carthage Township, Athens County, Ohio and being a part of F010010016000 as described in Volume 554, Page 182 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set bearing N 87°21'11" W, 2252 feet (calculated) from an iron pin called for at the Northeast corner of the Southwest Quarter of Section 6:

Thence along the South line of Tucker (299-332 D.R.) and Hibbard (169-269 O.R.),
S 87° 34' 56" E, 447.65 feet to a point in a creek, passing iron pins set at 220.32 and 335.85 feet;

Thence along said Creek and the West line of Wires (494-233 O.R.) the following 6 courses:

- (1) **S 45° 23' 45" E, 77.67 feet** to a point;
- (2) **S 63° 32' 41" E, 81.28 feet** to a point;
- (3) **S 29° 55' 26" E, 69.09 feet** to a point;
- (4) **S 43° 25' 50" E, 71.91 feet** to a point;
- (5) **S 24° 06' 29" E, 83.53 feet** to a point;
- (6) **S 36° 01' 52" E, 56.94 feet** to a point;

thence leaving said creek and along a new line created by this survey:

S 85° 14' 10" W, 745.82 feet to an iron pin set, passing an iron pin set at 46.94 feet;

Thence along the East line of Tucker (299-332 D.R.),

N 02° 18' 54" E, 406.30 feet to the point of beginning and **containing 5.532 acres.**

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 September, 2020 by

Jeb Branner, S.I., E.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

SEP 23 2020

Jill Thompson
Athens County Auditor



Line Table		
LINE	BEARING	DISTANCE
L1	S 45°23'45" E	77.67'
L2	S 63°32'41" E	81.28'
L3	S 29°55'26" E	69.09'
L4	S 43°25'50" E	71.91'
L5	S 24°06'29" E	83.53'
L6	S 36°01'52" E	56.94'



Tucker
A Arthus & Mary A
299-332 D.R.

Hibbard
Ronald A & Karen S
169-269 O.R.

Wires
Nicholas S & Nicole F
494-233 O.R.

5.231 Acres

P.O.B.
N: 461801.42, E: 2151026.39
bears N 87°21'11" W, 2252' (calculated) from
an iron pin called for at the Northeast corner
of the Southwest Quarter of Section 6

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Matthew R Brunty*
DATE: 9/29/20

Brunty
Matthew R
554-182 O.R.
F010010016000

Survey of a 5.231 Acre tract
Situated in the Southwest Quarter
of Section 6, T.5, R.12,
Carthage Twp., Athens Co., OH
Surveyed September, 2020
by Jeb Branner, S.I., E.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"=100'
○ = Iron pin set 5/8" rebar w/ plastic ID cap
● = Iron pin found
Bearings: N.A.D. Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys

