

Description of a 15.879 Acre Tract

Situated in Section 7, T.5, R.12, Carthage Township, Athens County, Ohio and being a part of parcel F010010031901, as described in Volume 262, Page 2137 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a point in Township Road 121 (Calaway Ridge Road), bearing S 87°10'36" E, 1076.4 feet (deed distance) from the Southwest corner of Section 7:

Thence along said road the following five (5) courses:

- (1) N 06° 57' 20" E, 446.89 feet to a point;
- (2) N 13° 02' 44" E, 82.22 feet to a point;
- (3) N 21° 08' 23" E, 78.54 feet to a point;
- (4) N 32° 19' 49" E, 91.32 feet to a point;
- (5) N 34° 08' 52" E, 254.58 feet to a point;

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

S 47° 16' 21" E, 385.74 feet to an iron pin set, passing an iron pin set by a fence post at 16.00 feet;

S 77° 23' 48" E, 497.99 feet to an iron pin set in an existing fence line;

Thence along an existing fence line and the West line of Washburn (541-1805 O.R.),

S 01° 56' 40" W, 566.17 feet to an iron pin set;

Thence along the South line of Section 7 and also being the North line of Meigs County Orange Township, Section 12, and Elberfeld Farm Inc (252-15 D.B.),

N 87° 10' 36" W, 1044.15 feet to the Point of Beginning, passing an iron pin set by a fence post at 1027.50 feet, and **containing 15.879 acres.**

Subject to all easements and rights-of-ways of record

All iron pins set are 5/8 inch by 30 inch rebar with plastic I.D. cap stamped "Branner P.S. 6805"

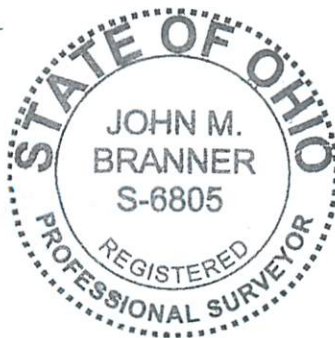
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed January, 2021 by

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

John Branner P.S. 6805

John M. Branner



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Perennial*
DATE: *1/28/21*

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

JAN 28 2021

Jill Thompson
Athens County Auditor

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Fryar
 Brian Pavla
 568-645 OR
 surveyed 2004, by
 Matthew B Harper PS 7397

iron pin found
 in fence line
 with cap stamped
 "Roush PS 7999"

Township Road 121
 Calaway Ridge Road

set by
 fence post

F010010031901
 Grant
 Ricky Lee
 262-2137 OR

Dowler
 Walter H & Mary Jane
 370-495 OR

N 04°05'29" E
 631.87'

Washburn
 David S Sr
 Trustee
 541-1805 OR

15.879 Acres

Roberts
 Joe Allen
 566-1202 OR

S 01°56'40" W
 566.17'

Section 7, Carthage Twp
 Athens County
 Meigs County

N 87°10'36" W
 1044.15'

Athens County
 717.75'
 S 87°10'36" E
 Meigs County

Judson
 Tammy Lynn &
 Cremeans, John
 261-541 DB

N 06°57'20" E
 446.89'

9.5' south of
 fence post

Fence corner with
 1/2" iron pin found
 (unrecorded) at
 base

Elberfeld Farm Inc
 252-15 DB

P.O.B.

*N:432232.44, E:2144700.86
 point in TR 121 Calaway Ridge Rd
 bears S 87°10'36" E, 1076.4'
 (deed distance) from the
 Southwest corner of Section 7

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *John M. Branner*
 DATE: 1/28/21

Line Table		
LINE	BEARING	DISTANCE
L1	N 13°02'44" E	82.22'
L2	N 21°08'23" E	78.54'
L3	N 32°19'49" E	91.32'



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

*Coordinates to be used for GIS purposes only



Survey of a 15.879 Acre tract
 Situated in Section 7, T.5, R.12,
 Carthage Twp., Athens Co., OH
 Surveyed January, 2021
 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