

Description of a 5.532 Acre Tract Tract 1

Situated in Section 8, T.5, R.12, Carthage Township, Athens County, Ohio and being a part of the land as described in Volume 560, Page 1421 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found bearing N 37° 06' 36" W, 3885 feet (calculated) from the Southeast corner of Section 8:

Thence along new lines created by this survey:

N 30° 36' 24" W, 147.97 feet, to an iron pin set;

S 58° 56' 41" W, 199.97 feet, to a point on the South Right of Way of County Road 65 (Vanderhoof Road);

Thence along said Right of Way and the North line of Williams (175-121 O.R.),

N 30° 32' 48" W, 66.25 feet, to a point in a gravel drive;

Thence along the East line of Calaway (356-47 D.R.),

N 02° 55' 35" E, 33.61 feet, to a point in County Road 65 (Vanderhoof Road);

Thence along said road,

S 32° 18' 12" E, 24.27 feet, to a point;

Thence leaving said road, and along the lines of Ralsten (258-1572 O.R.),

N 02° 55' 26" E, 893.46 feet, to an iron pin found by a post, passing an iron pin found by a post at 53.51 feet;

N 87° 15' 11" E, 258.25 feet, to an iron pin found;

S 03° 07' 17" W, 335.08 feet, to an iron pin found;

Thence along a new line created by this survey,

S 01° 41' 38" W, 664.70 feet, to the point of beginning and **containing 5.532 acres**.

Subject to all easements and rights of way of record.

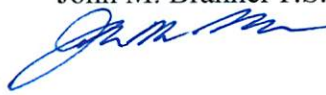
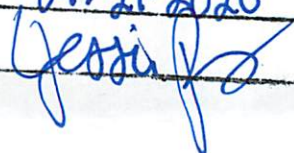
Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

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

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

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

John M. Branner P.S. 6805


Approved By
Athens County Regional Planning Commission
Date 04.21.2020




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

FEB 20 2020

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Perennial Miller
DATE: 2/20/20



Approved By
Athens County Regional Planning Commission
Date: 04.21.2020
[Signature]

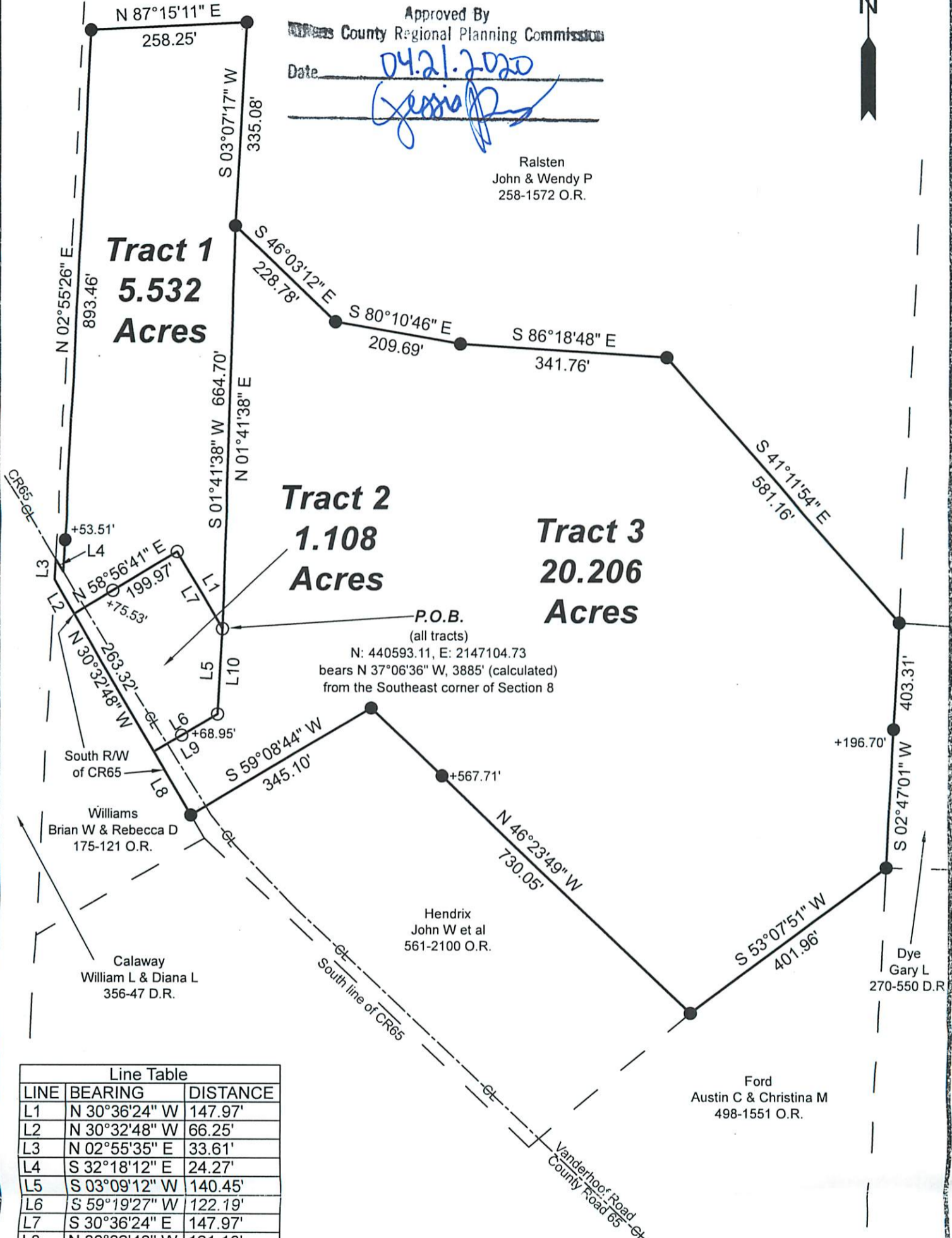
Ralsten
John & Wendy P
258-1572 O.R.

Tract 1
5.532
Acres

Tract 2
1.108
Acres

Tract 3
20.206
Acres

P.O.B.
(all tracts)
N: 440593.11, E: 2147104.73
bears N 37°06'36" W, 3885' (calculated)
from the Southeast corner of Section 8



Line Table		
LINE	BEARING	DISTANCE
L1	N 30°36'24" W	147.97'
L2	N 30°32'48" W	66.25'
L3	N 02°55'35" E	33.61'
L4	S 32°18'12" E	24.27'
L5	S 03°09'12" W	140.45'
L6	S 59°19'27" W	122.19'
L7	S 30°36'24" E	147.97'
L8	N 30°32'48" W	121.13'
L9	N 59°19'27" E	122.19'
L10	N 03°09'12" E	140.45'



Scale 1"=200'
○ = 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



Survey of 3 Tracts
Situating in Section 8, T.5, R.12,
Carthage Twp., Athens Co., OH
Surveyed February, 2020
by Jeb Branner, S.I., E.I.,
under the supervision of:

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