

SEP 11 2023

Jill Davidson
Athens County Auditor

DESCRIPTION OF A 192.754 ACRE TRACT

Situated in Section 2, T.5, R.13, Canaan Township and Section 32, T.6, R.12, Rome Township, Athens County, Ohio and being all of Parcel E010010021300 and part of Parcel K010010066500 as described in Volume 601, Page 1308 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a point in Township Road 129 (River Road) that bears S 33° 41' 09" W, 1974.47 feet (calculated) from the Northeast corner of Canaan Township Section 2 (Northwest corner of Section 32, Rome Township):

Thence along said road the following ten courses:

- (1) N 56° 37' 07" E, 66.17 feet to a point;
- (2) N 64° 24' 32" E, 171.03 feet to a point;
- (3) N 71° 19' 42" E, 180.92 feet to a point;
- (4) N 68° 30' 52" E, 119.41 feet to a point;
- (5) N 61° 45' 24" E, 279.76 feet to a point;
- (6) N 71° 38' 52" E, 129.52 feet to a point;
- (7) N 78° 06' 41" E, 137.71 feet to a point;
- (8) N 79° 41' 43" E, 171.80 feet to a point;
- (9) N 75° 11' 30" E, 106.37 feet to a point;
- (10) N 68° 33' 08" E, 185.37 feet to a point;

Thence leaving said road and along the South lines of a 19.345 acre tract, Miller (565-597 O.R.) the following three courses:

- (1) S 14° 23' 01" E, 13.42 feet to an iron pin set;
- (2) N 75° 36' 59" E, 124.34 feet to an iron pin set;
- (3) along a curve to the right with a radius of 1648.87 feet, an arc length of 504.20 feet, a chord bearing of N 84° 22' 35" E, and a chord length of 502.24 feet to an iron pin set;

Thence along new lines created by this survey the following nine courses:

- (1) S 02° 10' 01" W, 293.80 feet to an iron pin set;
- (2) S 77° 40' 26" E, 490.27 feet to an iron pin set;
- (3) S 23° 05' 14" W, 225.97 feet to an iron pin set;
- (4) N 77° 08' 40" W, 408.91 feet to an iron pin set;
- (5) S 02° 09' 00" W, 315.41 feet to an iron pin set;
- (6) S 63° 50' 23" W, 182.23 feet to an iron pin set;
- (7) S 45° 23' 08" W, 163.12 feet to an iron pin set;
- (8) S 30° 27' 46" E, 504.66 feet to an iron pin set;
- (9) S 02° 09' 34" W, 2872.54 feet to an iron pin set;

Thence along the North lines of Rodehaver (169-118 O.R.) and Kincade (63-556 O.R.),

N 87° 27' 26" W, 2088.85 feet to an iron pin set in a tree throw at the intersection of two fence lines;

Thence along the East line of Halbirt (281-243 O.R.), and a line agreed upon by adjoining owners,

N 02° 55' 51" E, 3636.53 feet to the Point of Beginning, passing an iron pin set by a fallen fence corner at

3612.72 feet and containing 192.754 acres total of which 92.923 acres are contained within Parcel

E010010021300 of Canaan Township Section 2 and 99.831 acres are contained within Parcel K010010066500

of Rome Township Section 32.


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 August, 2023 by


Jeb Branner, P.S. 8816
740-592-5778
P.O. Box 274
The Plains, Ohio 45780



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 9/11/23

MILLER
565-597 OR
SURVEY REF
19.345 AC
ROBINSON, 8049
6/12/01

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565-597 OR
SURVEY REF
19.345 AC
ROBINSON, 8049
6/12/01

P.O.B.
(point in TR-129, River Road)
*N:474778.06, E:2122564.72
bearing S 33°41'09" W, 1974.47' (calculated)
from the Northeast Corner of Section 2,
Canaan Twp and the Northwest corner of
Section 32, Rome Twp

192.754 ACRES

HALBIRT
281-243 OR

GRANTOR
MILLER
601-1308 OR
K010010066500

KINCADE
63-556 OR

RODEHAVER
169-118 OR

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

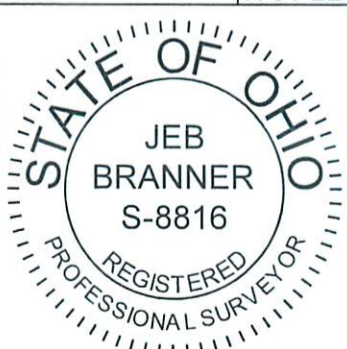
BY: *Perennial Utilities*
DATE: 9/11/23

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1648.87'	504.20'	502.24'	N 84°22'35" E	17°31'13"

Line Table

LINE	BEARING	DISTANCE
L1	N 56°37'07" E	66.17'
L2	N 64°24'32" E	171.03'
L3	N 71°19'42" E	180.92'
L4	N 68°30'52" E	119.41'
L5	N 61°45'24" E	279.76'
L6	N 71°38'52" E	129.52'
L7	N 78°06'41" E	137.71'
L8	N 79°41'43" E	171.80'
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L10	N 68°33'08" E	185.37'
L11	S 14°23'01" E	13.42'
L12	N 75°36'59" E	124.34'
L13	S 02°10'01" W	293.80'
L14	S 77°40'26" E	490.27'
L15	S 23°05'14" W	225.97'
L16	N 77°08'40" W	408.91'
L17	S 02°09'00" W	315.41'
L18	S 63°50'23" W	182.23'
L19	S 45°23'08" W	163.12'
L20	S 30°27'46" E	504.66'



SURVEY OF A 192.754 ACRE TRACT
Sited in Section 2, T.5, R.13,
Canaan Twp., & Section 32, T.6, R.12,
Rome Twp., Athens Co., OH
Survey Completed August, 2023

By: *Jeb Branner*
Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, OH 45780

0' 100' 200' 300'



Scale 1"=100'

○ = Iron pin set 5/8" rebar w/ plastic ID cap
● = Iron pin found

Bearings: N.A.D. 83 - Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys
*Coordinates are to be used GIS purposes only