

FEB 02 2016

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Perceval W. Sullivan
DATE: 2/2/16

Jill Thompson
Athens County Auditor

DESCRIPTION OF A 50.40 ACRE TRACT

Situated in Section 30, T.6, R.12, Rome Township, Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found at the Southeast corner of a 7.005 acre tract, said pin bears S 2° 30' 13" W, 1491.92 feet (calculated), from the Northeast corner of Section 30.

Thence along the lines of Smith (348-777 DR), S 3° 40' 02" W, 204.91 feet to an iron pin set;

Thence along the lines of Smith (66-776 OR), N 87° 25' 37" W, 540.97 feet to an iron pin set;

Thence S 53° 07' 16" W, 449.30 feet to a point in Felton Road (CR-84), passing an iron pin set at 298.55 feet;

Thence along said road, N 23° 12' 48" E, 181.97 feet to a point;

Thence leaving said road, and along the lines of Beyer (446-1926) the following four courses:

N 74° 33' 58" W, 258.64 feet to an iron pin found, passing an iron pin found at 29.14 feet;

N 79° 13' 41" W, 201.43 feet to an iron pin found;

N 62° 41' 37" W, 166.80 feet to an iron pin found;

S 64° 20' 16" W, 370.56 feet to an iron pin found;

Thence along the lines of Smith (66-776 OR) the following two courses:

N 62° 41' 36" W, 226.59 feet to an iron pin set;

N 86° 55' 43" W, 741.59 feet to an iron pin set at a fence corner;

Thence along the lines of Hughes (437-872), N 4° 09' 47" E, 1246.67 feet to an iron pin found;

Thence along the lines of Bolin (251-481 OR), S 77° 33' 14" E, 1155.18 feet to an iron pin found;

Thence along the lines of Hunt (254-704 OR) the following two courses:

S 12° 27' 06" W, 264.06 feet to an iron pin found;

S 82° 17' 35" E, 590.64 feet to an iron pin found;

Thence along the lines of Lamp (347-503 OR) the following three courses:

S 2° 22' 53" W, 246.47 feet to an iron pin found;

S 9° 03' 49" E, 360.26 feet to an iron pin found;

S 80° 26' 25" E, 138.01 feet to a point in Felton Road, passing an iron pin found at 101.57 feet;

Thence along said road the following 5 courses:

N 13° 13' 12" E, 192.71 feet to a point;

N 16° 03' 41" E, 111.58 feet to a point;

N 25° 15' 39" E, 207.69 feet to a point;

N 27° 19' 09" E, 97.21 feet to a point;

N 26° 38' 58" E, 59.25 feet to a point;

Thence leaving said road and along the lines of Bolin (296-330 OR), S 45° 32' 19" E, 768.10 feet to the point of beginning, passing an iron pin found at 20.5 feet, and containing 50.40 acres, more or less.

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

The above description is based on a field survey completed December 2015 by

John M. Branner P.S. 6805



John M. Branner



Legal Description Pre-Approval
APPROVED

All transfers are subject to
Athens County Conveyance Standards

FEB 02 2016

Jill Thompson
Athens County Auditor

P.O.B.
Smith
Dana A
348-777 DR

Survey of a 50.40 Acre Tract
In Section 30, T6, R12,
Rome Twp., Athens Co., Ohio
Surveyed January 2016

By: 
John M. Branner P.S. 6805
62 East First Street
The Plains, Ohio 45780



NE Corner of
Section 30
(Calculated)

S 2° 30' 13" W 1491.92'
W 2° 40' 2" S 204.91'

Felton Rd. (CR-84)

+20.5'

L6 L7

L5

L4

L3

L1

Felton Rd. (CR-84)

Felton Rd. (CR-84)

Bolin
James H
251-481 OR
34.00 Ac.

Hunt
Jonathan
254-704 OR
5.11 Ac.

Lamp
Sandra C
337-503 OR
3.54 Ac.

Bolin
James H
296-330 OR
7.005 Ac.

Smith
Dana A
66-776 OR
95.00 Ac.

Beyer
Brenda J
446-1926 OR
5.41 Ac.

Smith
Dana A
66-776 OR
95.00 Ac.

50.40 Acres more or less

Lamp
Sandra C
337-503 OR
3.54 Ac.

N 4° 09' 47" E
1246.67'

S 77° 33' 14" E
1155.18'

S 12° 27' 6" W
264.06'

S 82° 17' 35" E
590.64'

S 2° 22' 53" W
246.47'

S 9° 03' 49" E
360.26'

N 79° 13' 41" W
201.43'

N 74° 33' 58" W
258.64'

S 53° 07' 16" W
449.30'

IP set by fence corner

N 86° 55' 43" W
741.59'

N 62° 41' 36" W
226.59'

S 64° 20' 16" W
370.56'

N 79° 13' 41" W
201.43'

N 74° 33' 58" W
258.64'

S 53° 07' 16" W
449.30'

IP set in fallen tree

N 87° 25' 37" W
540.97'


+103.38'

+298.55'

+29.14'

+101.57'

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BY: 
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Short Line Table

Line	Bearing	Distance
1	N 23° 12' 48" E	181.97'
2	N 62° 41' 37" W	166.80'
3	S 80° 26' 25" E	138.01'
4	N 13° 13' 12" E	192.71'
5	N 16° 03' 41" E	111.58'
6	N 27° 19' 09" E	97.21'
7	N 26° 38' 58" E	59.25'

0' 100' 200' 300'



Scale 1 inch = 100 feet

○ = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap

● = iron pin found

----- = property line

----- = road

Bearings: N.A.D. 83 Grid North

Ref. Docs.: Tax Plat, Deeds, Surveys