

Description of a 32.528 Acre Tract

Situated in Section 30, T.6, R.12, Rome Township, Athens County, Ohio and being all of the land as described in Volume 484, Page 483 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at an intersection of two fence-lines taken to be the Northwest corner of Section 30, thence S 87° 19' 47" E, 464.35 to an iron pin set in a fence-line and also being **the Point of Beginning** for the tract of land herein described:

Thence along the common line of Section 30, Rome Twp. And Section 25, Bern Twp. and also being the South line of Hammer (65-731 O.R.),

S 87° 19' 47" E, 886.23 feet to an iron pin set;

Thence along the West line of Seven Generations LLC (494-1802 O.R.),

S 02° 27' 06" W, 1611.26 feet, to an iron pin set at the intersection of two fence-lines, passing an iron pin found stamped "Kinnison PS 8231" at 41.74 feet;

Thence along a barbwire fence on the North line of Bennett (484-480 O.R.),

N 87° 32' 30" W, 870.78 feet, to a sycamore tree with wire with a witness pin set at

N 87° 32' 30" W, 2.5 feet;

Thence along the East line of Fair Chase Farms, LLC (511-1718 O.R.),

N 01° 54' 14" E, 1614.61 feet, to the Point of Beginning and **containing 32.528 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 March, 2020 by

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

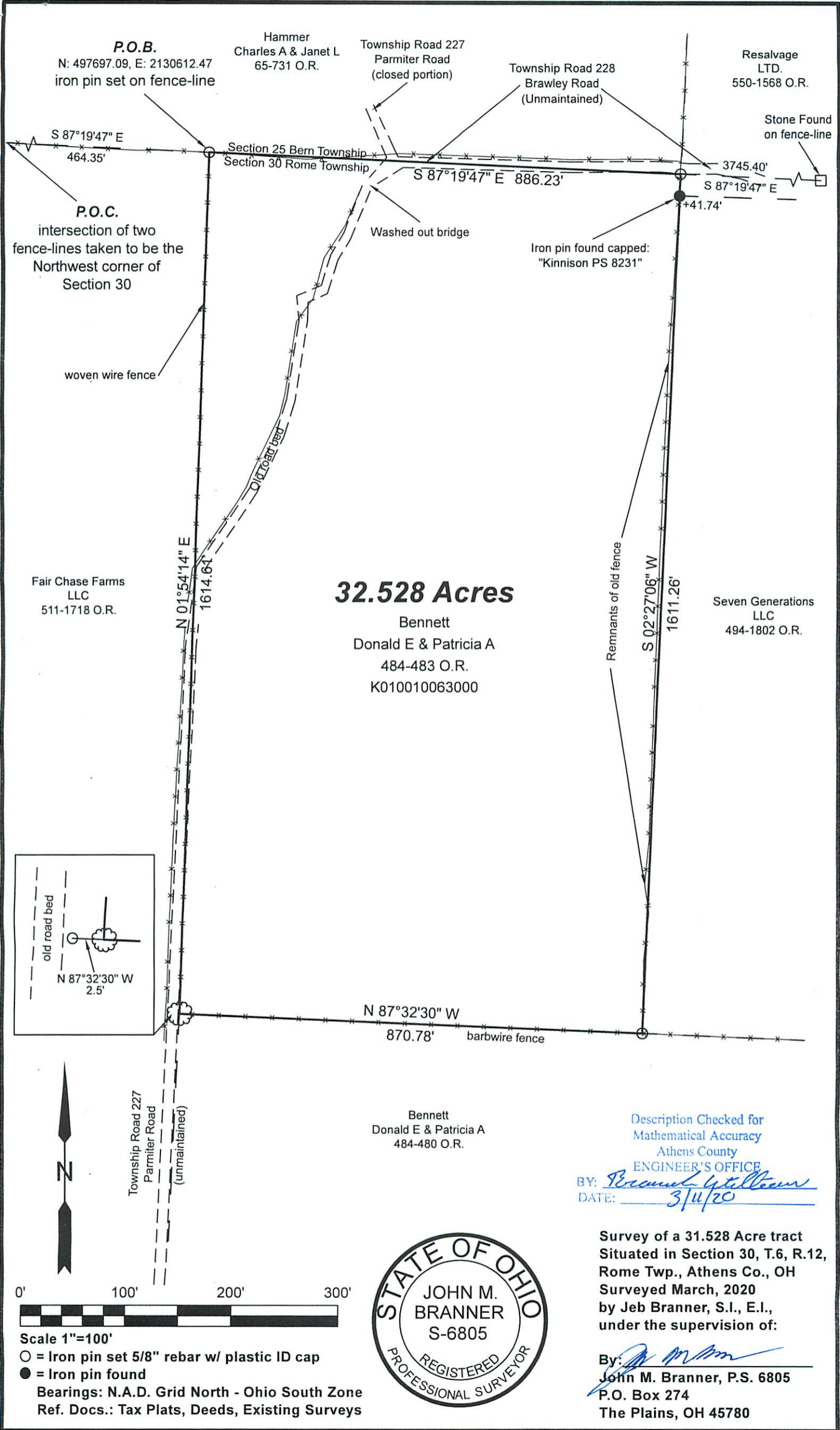
John M. Branner P.S. 6805



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

MAR 12 2020

Jill Thompson
Athens County Auditor



P.O.B.
N: 497697.09, E: 2130612.47
iron pin set on fence-line

Hammer
Charles A & Janet L
65-731 O.R.

Township Road 227
Parmiter Road
(closed portion)

Township Road 228
Brawley Road
(Unmaintained)

Resalvage
LTD.
550-1568 O.R.

Stone Found
on fence-line

S 87°19'47" E
464.35'

Section 25 Bern Township
Section 30 Rome Township

S 87°19'47" E 886.23'

3745.40'

S 87°19'47" E

+41.74'

P.O.C.
intersection of two
fence-lines taken to be the
Northwest corner of
Section 30

Washed out bridge

Iron pin found capped:
"Kinnison PS 8231"

woven wire fence

Fair Chase Farms
LLC
511-1718 O.R.

32.528 Acres

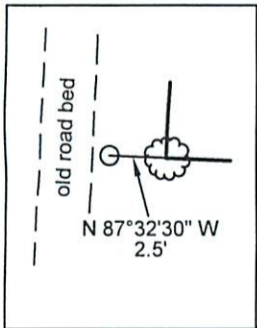
Bennett
Donald E & Patricia A
484-483 O.R.
K010010063000

Seven Generations
LLC
494-1802 O.R.

N 01°54'14" E
1614.61'

Remnants of old fence

S 02°27'06" W
1611.26'



N 87°32'30" W

870.78'

barbwire fence

Bennett
Donald E & Patricia A
484-480 O.R.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Bennett*
DATE: 3/14/20

Survey of a 31.528 Acre tract
Situated in Section 30, T.6, R.12,
Rome Twp., Athens Co., OH
Surveyed March, 2020
by Jeb Branner, S.I., E.I.,
under the supervision of:

By: *J 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