

Legal Description Pre-Approval

**APPROVED**

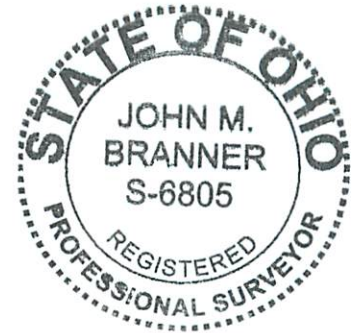
All transfers are subject to  
Athens County Conveyance Standards

DEC 13 2016

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *John M. Branner*  
DATE: 12/12/16



DESCRIPTION OF A 10.186 ACRE TRACT

Situated in Section 30, T. 6, R.12, Rome Township, Athens County, Ohio and being part of a tract of land as described as described in Volume 326, Page 1699 of the Official Records of Athens County (PID#K010010062700) and being more particularly described as follows:

Commencing at an iron pin found that bears North 02 degrees 50 minutes 41 seconds East, 330.00 feet (deed) from the South-west corner of Section 30, Thence, along the West-line of said Section North 02 degrees 50 minutes 41 seconds East, 1882.03 feet to an iron pin found at the North-west corner of the Longwell 64.58 acre tract ( 507-2031 O.R.) and being the point of beginning for the tract of land herein described:

North 03 degrees 16 minutes 31 seconds East, 678.83 feet to a point in Felton Road, passing an iron pin set at 657.07 feet;

Thence, along said road:

South 87 degrees 13 minutes 34 seconds East, 467.26 feet;

South 73 degrees 09 minutes 34 seconds East, 155.37 feet;

South 26 degrees 58 minutes 48 seconds East, 77.52 feet;

South 05 degrees 24 minutes 59 seconds East, 55.91 feet;

Thence, leaving said road and along the lines of Longwell ( 507-2031 O.R.)

South 03 degrees 23 minutes 53 seconds West, 514.84 feet to an iron pin found;

North 87 degrees 32 minutes 13 seconds West, 664.75 feet to the point of beginning and containing 10.186 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

The above description is based on a field survey completed December 2016 by

John M. Branner P.S. 6805

12500 N. Peach Ridge Rd.

Athens, Ohio 45701

BENNETT DONALD  
& PATRICIA  
326-1699 OR

Felton Rd.

S 87° 13' 34" E  
467.26'

+657.07'  
Line Tree

S 73° 09' 34" E  
155.37'

Felton Rd. (Obs.)

S 26° 58' 48" E  
77.52'

S 5° 24' 59" E  
55.91'

Sec. 36  
Sec. 30

N 3° 16' 31" E  
678.83'

BENNETT DONALD  
& PATRICIA  
326-1699 OR  
K010010062700

10.186 Ac.

+221.2'

S 3° 23' 53" W  
514.84'

Felton Rd.

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ENGINEER'S OFFICE

BY: Die E. [Signature]  
DATE: 12/12/16

P.O.B.

N 2° 50' 41" E  
1882.03'

N 87° 32' 13" W  
664.75'

LONGWELL JASON  
507-2031 O.R.



330.00' (deed)  
S.W. Cor. Sec. 30

0' 100' 200' 300'



Scale 1 inch = 100 feet

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

● = iron pin found

Bearings: N.A.D. 83 Grid North

Ref. Docs.: Tax Plat, Deeds, Surveys



Survey of a 10.186 Acre Tract  
in Section 30, T. 6-, R.12-,  
Rome Twp., Athens Co., O  
Surveyed January 2016

By: [Signature]  
John M. Branner P.S. 6805  
12500 N. Peach Ridge Rd.  
Athens, Ohio 45701