

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

APR 25 2016

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Frank Williams  
DATE: 4/25/16

### DESCRIPTION OF A 5.541 ACRE TRACT

Situated in Section 30 T.6, R.12, Rome Township, Athens County, Ohio and being a part of a Tract Two of Parcel One as described in Volume 430, Page 2081 of the Official Records of Athens County and being more particularly described as follows:

Beginning at a point at the intersection of Felton Rd. (C.R. 84) with East Copeland Rd. (Twp. Rd. 229), said point calculated to bear North 44 degrees 07 minutes 19 seconds East, 2880.28 feet from the South-west corner of Section 30;

Thence, along East Copeland Rd. (Twp. Rd.# 229);

S 32° 10' 13" W, 515.99 feet;

S 8° 03' 33" W, 25.44 feet;

Thence, leaving said road and along Copeland (148-716 O.R.)

N 88° 10' 18" W, 259.16 feet to a stone found;

N 86° 31' 03" W, 4.50 feet to an iron pipe found;

Thence, along the line of Brokaw (363-87 O.R.)

N 2° 41' 53" E, 744.94 feet to a point in Felton Road ( C.R. 84), passing an iron pipe found at 715.00 feet;

Thence, along said road:

S 54° 21' 48" E, 395.03 feet;

S 71° 56' 40" E, 195.32 feet to the point of beginning and containing 5.541 acres.

Subject to all easements and rights of way of record.

Iron pins set are 5/8"x 30" rebar w/ plastic I.D. cap stamped Branner P.S. 6805

Bearings: Grid North, N.A.D. 83

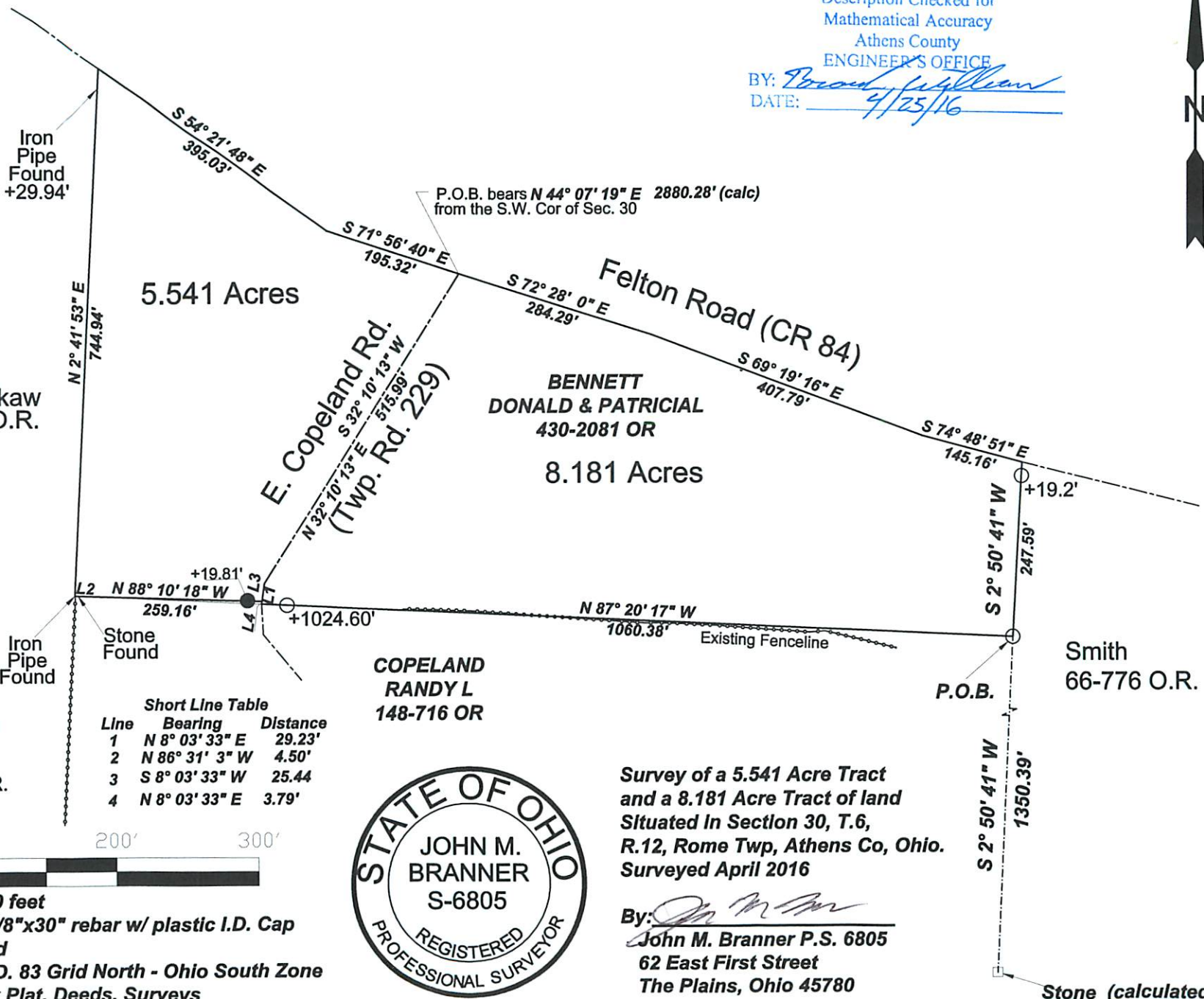
The above description is based on a field survey completed April 2016 by

John M. Branner P.S. 6805



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ENGINEER'S OFFICE

BY: *John M. Branner*  
DATE: 4/25/16



Todd Brokaw  
363-87 O.R.

5.541 Acres

BENNETT  
DONALD & PATRICIAL  
430-2081 OR

8.181 Acres

E. Copeland Rd.  
(Twp. Rd. 229)

Felton Road (CR 84)

COPELAND  
RANDY L  
148-716 O.R.

COPELAND  
RANDY L  
148-716 OR

Smith  
66-776 O.R.

Short Line Table

Line	Bearing	Distance
1	N 8° 03' 33" E	29.23'
2	N 86° 31' 3" W	4.50'
3	S 8° 03' 33" W	25.44'
4	N 8° 03' 33" E	3.79'



Survey of a 5.541 Acre Tract  
and a 8.181 Acre Tract of land  
Situating In Section 30, T.6,  
R.12, Rome Twp, Athens Co, Ohio.  
Surveyed April 2016

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



Scale 1 inch = 200 feet

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

● = Iron pin found

Bearings: N.A.D. 83 Grid North - Ohio South Zone  
Ref. Docs.: Tax Plat, Deeds, Surveys

*8.181 acres sold to Smith*