

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: John M. Branner

DATE: 1/9/18

**DESCRIPTION OF A 16.003 ACRE TRACT**  
**Tract 2**

Situated in Fraction 32, in Sections, 21 & 27, T.6, R.12, Rome Township, Athens County, Ohio and being a part of a tract of land as described in Volume 281, Page 123 of the Deed Records of Athens County and being more particularly described as follows:

**Commencing at** an iron pin set at the Northeast Corner of Fraction 32 thence S 2° 36' 21" W, 181.38 feet, to an iron pin set on the East line of Fraction 32 and the West line of Red Bird Ranch, Inc. (382-429 O.R), passing an iron pin found in a tree at 9.36 feet, and also **being the Point of Beginning** for the survey herein described:

Thence continuing along the East line of Fraction 32 and the West line of Red Bird Ranch,  
S 2° 36' 21" W, 1060.91 feet to an iron pin set at the Northeast corner of Lackey (231-57 O.R.);  
Thence continuing along the North line of Lackey,  
N 87° 17' 39" W, 964.79 feet to an iron pin set;  
Thence along new lines created by this survey:  
N 38° 54' 07" E, 648.08 feet to an iron pin set;  
N 12° 48' 38" E, 572.68 feet to a point in the center of TR-654 (Jarvis Road), passing an iron pin set at 556.31 feet;  
Thence continuing along said road,  
S 84° 12' 22" E, 480.44 feet and leaving said road at +270 feet, to the point of beginning **and containing 16.003 acres.**

Subject to all easements and right of way of record.

Iron pins set are 5/8" by 30" long rebar with plastic I.D. Cap stamped Branner P.S. 6805

Reference bearing : Grid North; N.A.D. 83

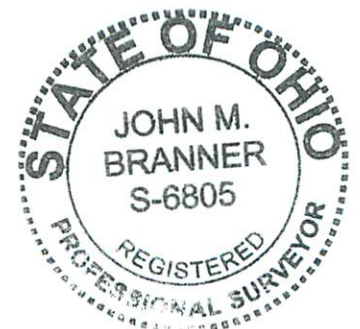
The above description is based on a field survey completed December 2017 by John M. Branner P.S. 6805



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

JAN 09 2018

Jill Thompson  
Athens County Auditor



Winner Lane  
TR-500

Intersection of  
TR-500 (Winner Lane)  
and TR-654 (Jarvis Road)



N 87° 19' 53" E  
1000.13' Deed

Jarvis  
Glenn & Wanda  
322-2277 O.R.

Iron Pin found found  
by Stone found (on slide)  
at the Southeast Corner  
of Fraction 24

Short Line Table		
Line	Bearing	Distance
1	S 2° 36' 21" W	181.38'
2	S 87° 17' 39" E	183.29'
3	S 61° 31' 53" E	73.43'
4	S 48° 37' 58" E	187.86'
5	S 44° 18' 46" E	143.23'
6	S 28° 26' 10" E	52.24'
7	S 18° 23' 44" E	144.73'
8	S 13° 50' 08" E	47.42'
9	S 2° 09' 53" W	16.24'
10	S 2° 37' 48" W	72.79'

N 4° 40' 26" E  
570.99'

TR-654  
Jarvis Road

L2

Fraction 24 (5.025 Ac.)  
Fraction 32 (27.655 Ac.)

S 86° 20' 24" E  
596.65'

L10

P.O.B. (32.681 Acres)  
Northeast Corner  
of Fraction 32

Fraction 18  
Fraction 30

Jarvis Road  
TR-654  
(Unmaintained)

S 87° 16' 24" E  
319.04'

L1

Iron Pin found in tree  
with wire at +9.36 feet

Schmidt  
Jack G. Jr.  
60-851 O.R.

**Tract 1**  
**32.680 Acres**

Jarvis  
James Harlan Et al  
281-123 D.R.

**Tract 2**  
**16.003 Acres**

P.O.B.  
(16.002 Acres)

Red Bird  
Ranch Inc.  
382-429 O.R.

N 2° 44' 34" E  
1242.85'

Traces of Fence-line

Iron Pin set in  
pile of rocks with  
cross-brace wire in tree

N 12° 48' 38" E  
572.68'

+16.36'

+556.31'

S 84° 12' 22" E  
480.44'

Leaves TR-654  
(Jarvis Road) at  
+270 feet

N 38° 54' 07" E  
648.08'

N 87° 17' 39" W  
567.17'

N 87° 17' 39" W  
964.79'

S 2° 36' 21" W  
1060.91'

Fraction 32  
Fraction 30

Traces of Fence-line

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Lackey  
Bonnie Wynn  
231-57 O.R.

Section 27  
Section 21

0' 300' 600' 900'



Scale 1"=300'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found
- ◻ = Stone Found
- = Iron pin called for

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



Survey of Two Tracts  
Situated in Fractions 24 & 32,  
Sections 21 & 27, T.6, R.12,  
Rome Twp., Athens Co., OH  
Completed December, 2017

By: John M. Branner  
John M. Branner, P.S. 8605  
P.O. Box 274  
The Plains, OH 45780