

BY: Paul Mallin  
DATE: 11/18/16

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

NOV 16 2016

Jill Thompson  
Athens County Auditor

### DESCRIPTION OF A 8.17 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 County Road 84 (Felton Rd.)

S 72° 28' 0" E, 284.29 feet;

S 69° 19' 16" E, 407.79 feet;

S 74° 48' 51" E, 145.16 feet;

Thence, leaving said road and along the lines of Smith (66-776 O.R.)

S 2° 50' 41" W, 247.59 feet to an iron pin set;

Thence, along the line of Copeland (148-716 O.R.)

N 87° 20' 17" W, 1060.38 feet to a point in East Copeland Rd., passing an iron pin set at 1024.60 feet;

Thence, along the East Copeland Rd. (Twp. Rd. 229)

N 8° 03' 33" E, 29.23 feet;

N 32° 10' 13" E, 515.99 feet to the point of beginning and containing 8.17 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

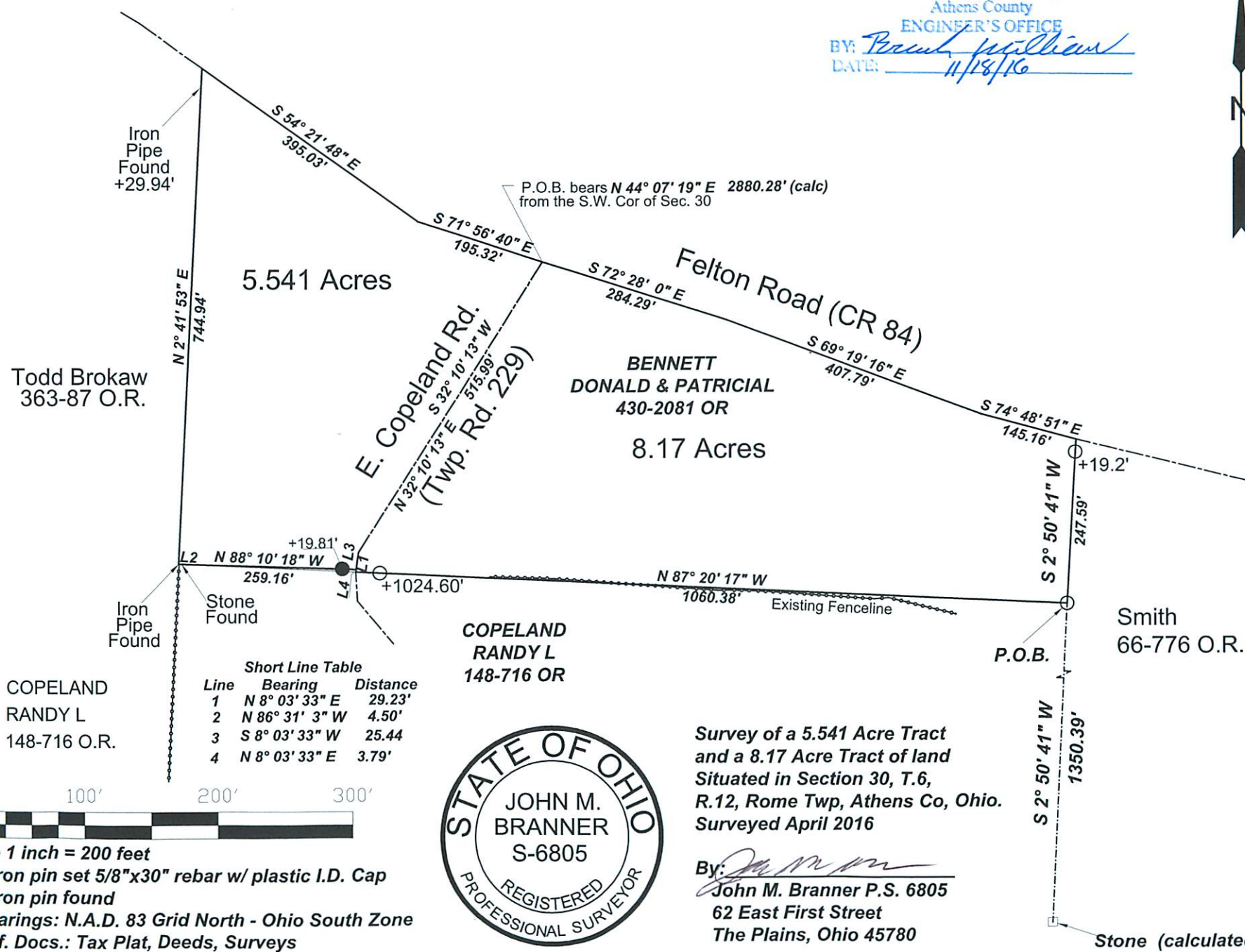
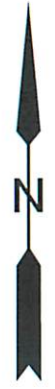
Bearings: Grid North, N.A.D. 83

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

John M. Branner P.S. 6805



Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Perceval Phillips*  
 DATE: 11/18/16



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 8.17 Acre Tract of land  
 Situated 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