

## DESCRIPTION OF A 2.652 ACRE TRACT

Situated in Fractions 6 & 36, Section 15, T.6, R.12, Rome Township, Athens County, Ohio and being a part of Parcel K010010039400 as described in Volume 517, Page 610 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at a point in State Route 144 bearing N 34° 05' 33" W, 4893.10 from an iron pin found at the Southeast corner of Fraction 1:

Thence along new lines created by this survey the following seven courses:

- (1) S 05° 12' 02" E, 152.23 feet to an iron pin set, passing an iron pin set at 50.03 feet;
- (2) S 07° 19' 45" W, 149.20 feet to an iron pin set;
- (3) S 73° 20' 55" W, 126.87 feet to an iron pin set;
- (4) S 60° 23' 11" W, 213.12 feet to an iron pin set;
- (5) S 79° 11' 00" W, 116.24 feet to an iron pin set;
- (6) N 53° 59' 11" W, 45.46 feet to an iron pin set;
- (7) N 64° 35' 00" W, 119.65 feet to a point in State Route 144, passing an iron pin set at 77.77 feet;

Thence along said State Route the following seven courses:

- (1) N 52° 10' 31" E, 61.12 feet to a point;
- (2) N 55° 46' 43" E, 73.61 feet to a point;
- (3) N 58° 03' 51" E, 191.82 feet to a point;
- (4) N 60° 23' 44" E, 54.16 feet to a point;
- (5) N 56° 45' 11" E, 76.79 feet to a point;
- (6) N 53° 44' 04" E, 95.67 feet to a point;
- (7) N 54° 25' 32" E, 136.12 feet to the Point of Beginning and **containing 2.652 acres total** of which 1.381 acres are contained within Fraction 6 and 1.271 acre are contained within Fraction 36.

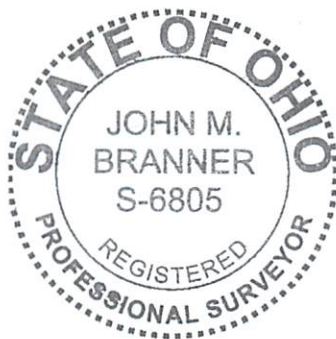
Subject to all easements and rights of way of record.

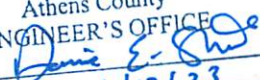
Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner P.S. 6805"

Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed January, 2023 by

  
John M. Branner, P.S. 8605



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 1/17/23

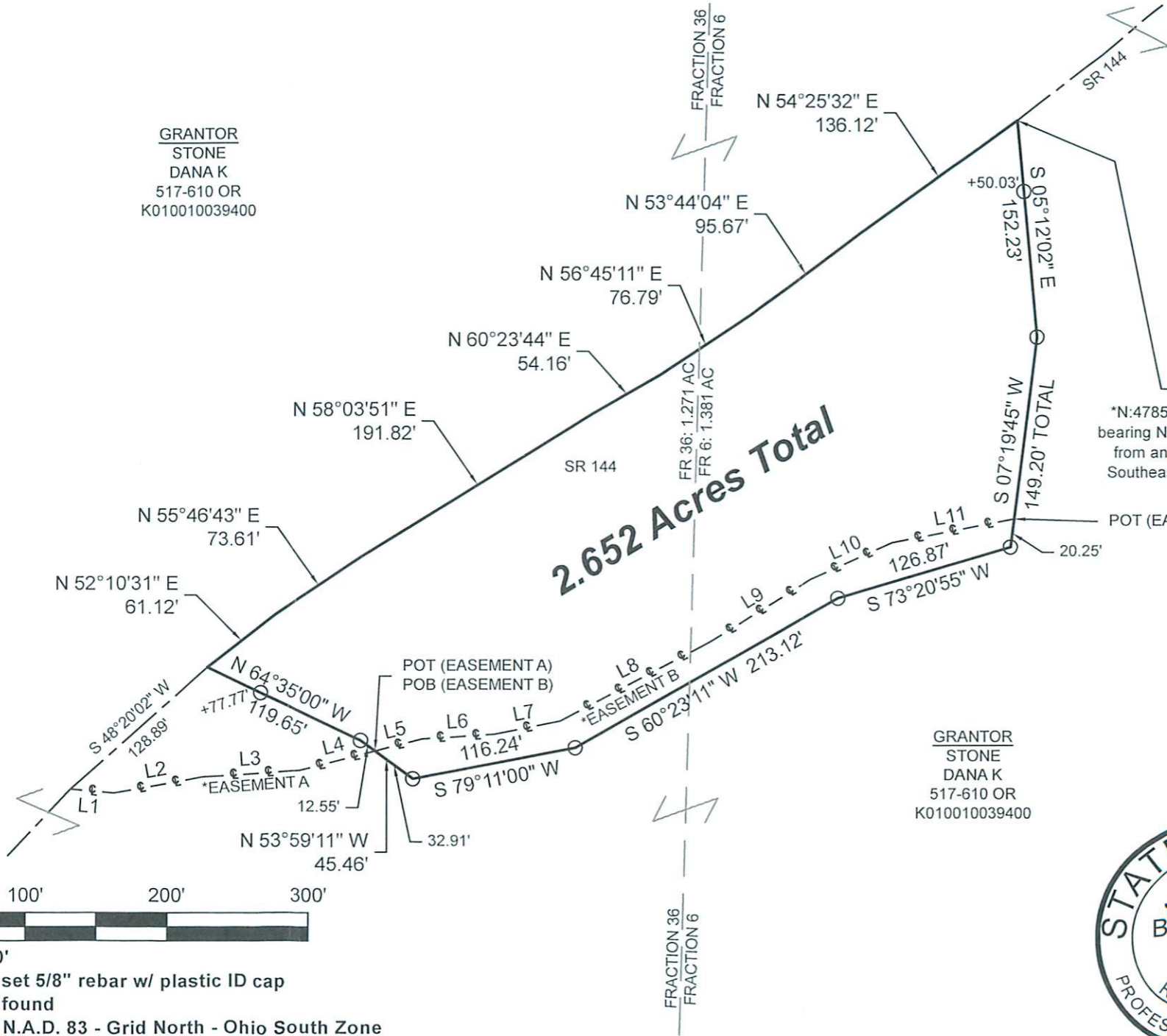
Legal Description Pre-Approval  
APPROVED  
All transfers are subject to  
Athens County Conveyance Standards

JAN 13 2023

Jill Thompson  
Athens County Auditor



GRANTOR  
STONE  
DANA K  
517-610 OR  
K010010039400



**2.652 Acres Total**

LINE TABLE		
EASEMENT A		
LINE	BEARING	DISTANCE
L1	S 84°46'33" E	30.55'
L2	N 79°40'11" E	63.38'
L3	N 86°12'03" E	68.96'
L4	N 75°22'58" E	54.69'
EASEMENT B		
L5	N 75°22'58" E	34.33'
L6	N 86°28'20" E	50.47'
L7	N 78°32'21" E	47.34'
L8	N 62°10'29" E	119.49'
L9	N 58°03'51" E	83.57'
L10	N 65°44'10" E	63.54'
L11	N 78°48'50" E	87.36'

**POB**  
\*N:478507.86, E:2142772.68  
bearing N 34°05'33" W, 4893.10'  
from an iron pin found at the  
Southeast corner of Fraction 1

APPROVED BY ATHENS  
COUNTY REGIONAL  
PLANNING COMMISSION  
DATE: 3/10/2023  
*[Signature]*

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
*[Signature]*

BY: \_\_\_\_\_  
DATE: 1/17/23

GRANTOR  
STONE  
DANA K  
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K010010039400



**SURVEY OF A 2.652 ACRE TRACT**  
Situating in Fractions 6 & 36,  
Section 15, T.6, R.12,  
Rome Twp., Athens Co., OH  
Surveyed January, 2023

By: *[Signature]*  
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. 83 - Grid North - Ohio South Zone  
Ref. Docs.: Tax Plats, Deeds, Existing Surveys  
\*Coordinates are to be used GIS purposes only

\*NOTE: EASEMENTS A & B ARE ALONG EXISTING FARM LANE