

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

JAN 09 2018

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: John M. Branner
DATE: 1/9/18



**DESCRIPTION OF A 32.680 ACRE TRACT
Tract 1**

Situated in Fractions 24 and 32, in Sections 21 and 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 and also **being the Point of Beginning** for the survey herein described:

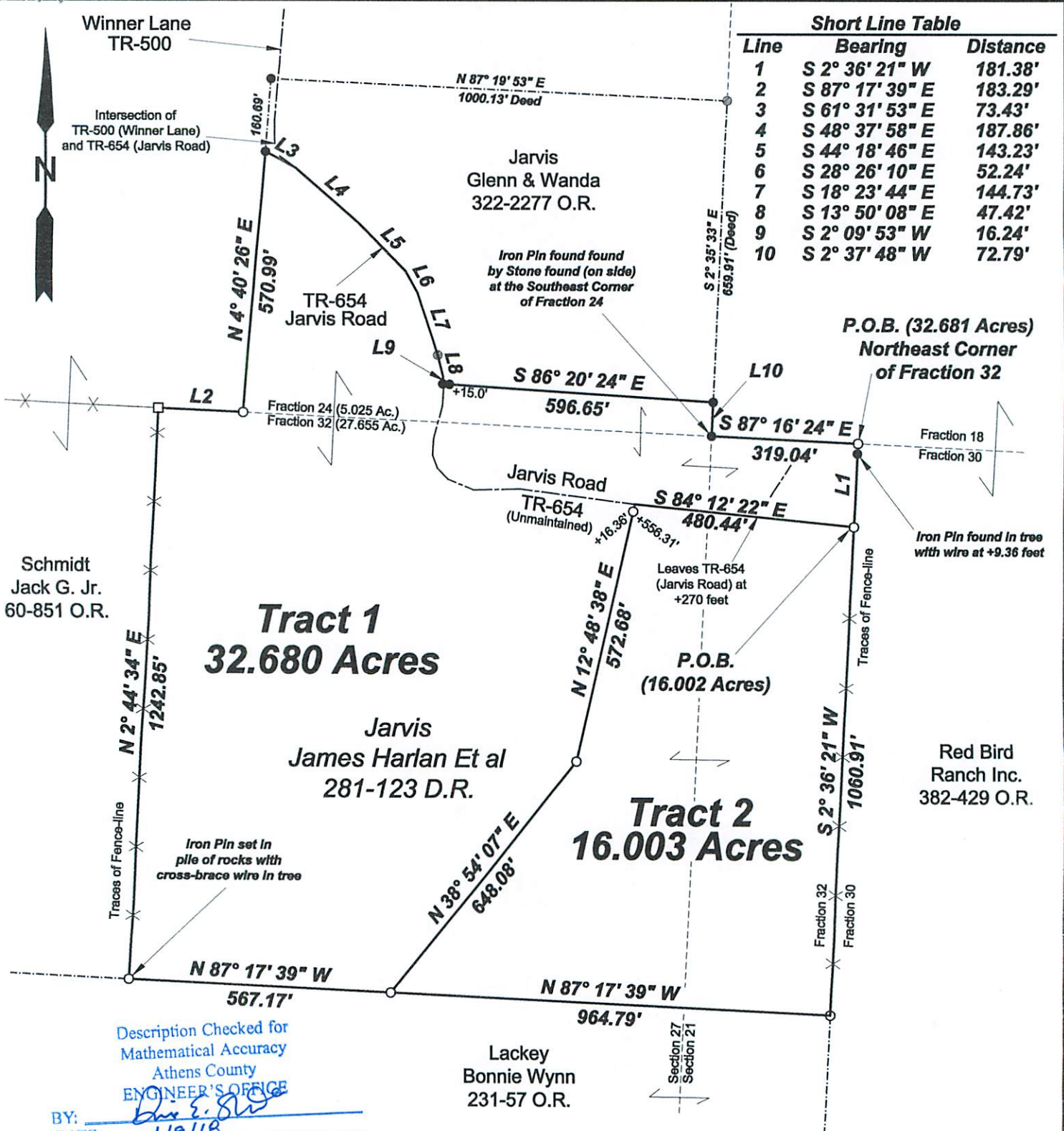
Thence along the East line of Fraction 32 and the West line of Red Bird Ranch, Inc. (382-429 O.R.),
S 2° 36' 21" W, 181.38 feet to an iron pin set, passing an iron pin found in a tree at 9.36 feet;
Thence along new lines created by this survey:
N 84° 12' 22" W, 480.44 feet to a point in the center of TR-654 (Jarvis Road) and entering said road at 210.44 feet;
Thence leaving said road,
S 12° 48' 38" W, 572.68 feet to an iron pin set, passing an iron pin set at 16.36 feet;
S 38° 54' 07" W, 648.08 feet to an iron pin set on the North line of Lackey (231-57 O.R.);
Thence along the North line of Lackey,
N 87° 17' 39" W, 567.17 feet to an iron pin set at the Southeast corner of Schmidt (60-851 O.R.);
Thence along traces of a fence-line and the lines of Schmidt,
N 2° 44' 34" E, 1242.85 feet to a stone found near a fence corner;
Thence along a fence line on the North line of Fraction 32 and the the lines of Schmidt,
S 87° 17' 39" E, 183.29 feet to an iron pin set;
Thence leaving said Fraction line and continuing along the lines of Schmidt,
N 4° 40' 26" E, 570.99 feet to an iron pin found with cap (Newman, P.S. 8043);
Thence along the lines of Jarvis (322-2277 O.R.) and the centerline of TR-500 (Winner Lane) the following seven courses:
1) **S 61° 31' 53" E, 73.43 feet** to a point;
2) **S 48° 37' 58" E, 187.86 feet** to a point;
3) **S 44° 18' 46" E, 143.23 feet** to a point;
4) **S 28° 26' 10" E, 52.24 feet** to a point;
5) **S 18° 23' 44" E, 144.73 feet** to a point with an iron pin called for by Newman;
6) **S 13° 50' 08" E, 47.42 feet** to a point;
7) **S 2° 09' 53" W, 16.24 feet** to an iron pin found in road;
Thence leaving said road and continuing along the lines of Jarvis,
S 86° 20' 24" E, 596.65 feet to an iron pin found with cap (Newman, P.S. 8043) on the West line of Red Bird Ranch, Inc. (382-429 O.R.) passing an iron pin found at 15.00 feet;
Thence continuing along the lines of Red Bird Ranch,
S 2° 37' 48" W, 72.79 feet to an iron pin found next to a stone and assumed to be the Southeast corner of Fraction 24;
Thence along the North line of Fraction 32,
S 87° 16' 24" E, 319.04 feet to the point of beginning **and containing 32.680 acres total** of which 5.025 acres are contained within Fraction 24, and 27.655 acres are contained within Fraction 32.

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

John M. Branner

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'



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

Lackey
Bonnie Wynn
231-57 O.R.

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

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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
Situating in Fractions 24 & 32,
Sections 21 & 27, T.6, R.12,
Rome Twp., Athens Co., OH
Completed December, 2017

By: John M. Branner
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