

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Jim E. Branner  
DATE: 8/6/2020

## Description of a 71.142 Acre Tract

Situated in Section 30, T.6, R.12, Rome Township, Athens County, Ohio and being part of the lands as described in Volume 484, Page 480 (K010010062400) and Volume 484, Page 483 (K010010062700), of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Commencing at** an intersection of two fence-lines taken to be the Northwest corner of Section 30, thence S 14°02'38" E, 1689.50 feet to a sycamore tree with wire (witness pin set bearing N 87° 32' 30" W, 2.5 feet) and also being **the Point of Beginning** for the tract of land herein described:

Thence along the South line of Camp (565-1850 O.R.),

**S 87° 32' 30" E, 870.78 feet** to an iron pin set in a previous survey;

Thence along the South line of Seven Generations LLC (494-1802 O.R.),

**S 87° 58' 18" E, 1348.59 feet** to an iron pin set;

Thence along the West line of Open Season LLC (517-850 O.R.) and Smith (66-776 O.R.),

**S 02° 53' 57" W, 1910.61 feet** to a point in County Road 84 (Felton Road), passing an iron pin found at the intersection of two fence-lines at 101.28 feet and an iron pin set at 1884.36 feet;

Thence along said road the following 4 courses:

(1) **N 75° 07' 23" W, 145.16 feet** to a point;

(2) **N 69° 37' 48" W, 407.79 feet** to a point;

(3) **N 72° 17' 47" W, 440.39 feet** to a point;

(4) **N 63° 47' 58" W, 146.21 feet** to a point;

Thence leaving said road and along the lines of Lewis (138-431 O.R.) the following 3 courses:

(1) **N 13° 26' 58" E, 450.35 feet** to an iron pin found, passing an iron pin found at 57.60 feet;

(2) **N 81° 35' 13" W, 751.28 feet** to an iron pin found;

(3) **S 24° 07' 41" W, 85.94 feet** to an iron pin found;

Thence along a fence-line of the North line of Copeland Cemetery,

**N 73° 06' 51" W, 262.19 feet** to a point in County Road 84 (Felton Road), passing an iron pin set by a post at 238.90 feet;

Thence along said road the following 3 courses:

(1) **N 05° 24' 59" W, 27.87 feet** to a point;

(2) **N 26° 58' 48" W, 77.52 feet** to a point;

(3) **N 73° 09' 34" W, 145.07 feet** to a point;

Thence leaving said road, and along a fence-line on the East side of an unmaintained portion of Township Road 227 (Parmiter Road),

**N 03° 16' 41" E, 932.59 feet** to the Point of Beginning, passing an iron pin set by a post at 22.45 feet and **containing 71.142 acres total** of which 0.13 acres are a part of K010010062700 and 71.012 acres are a part of K010010062400.

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. 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 July, 2020 by

Jeb Branner, S.I., E.I., under the supervision of:

John M. Branner P.S. 6805

*John M. Branner*

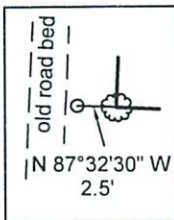


Legal Description Pre-Approval  
APPROVED  
All transfers are subject to  
Athens County Conveyance Standards

AUG 06 2020

Jill Thompson  
Athens County Auditor





Fair Chase Farms LLC  
511-1718 O.R.

Township Road 227  
Parmiter Road  
(unmaintained)

Township Road 227  
Parmiter Road  
(unmaintained)

County Road 84  
Felton Road

Ball  
Billy Joe & Brenda Lee  
567-1855 O.R.

Camp Adam  
565-1850 O.R.

Seven Generations LLC  
494-1802 O.R.

Open Season LLC  
517-850 O.R.

P.O.B.  
Sycamore tree with fence (see detail)  
N: 496083.37, E: 2130558.82  
bears S 14°02'38" E, 1689.50'  
from an intersection of two fence-lines  
taken to be the Northwest corner of  
Section 30

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# 71.142 Acres Total

Bennett  
Donald E. & Patricia A.  
484-480 O.R.  
K010010062700

Bennett  
Donald E. & Patricia A.  
484-483 O.R.  
K010010062700  
0.13 acres

Lewis  
Edward J. & Carleen S.  
138-431 O.R.

Tanthorey  
Nicholas R.  
542-1126 O.R.

Tanthorey  
Terry L. & Terry R.  
564-1135 O.R.

Smith  
Anthony  
527-962 O.R.

Smith  
Dana A. &  
Pamela S.  
66-776 O.R.

Line Table		
LINE	BEARING	DISTANCE
L1	N 75°07'23" W	145.16'
L2	N 63°47'58" W	146.21'
L3	S 24°07'41" W	85.94'
L4	N 73°06'51" W	262.19'
L5	N 05°24'59" W	27.87'
L6	N 26°58'48" W	77.52'
L7	N 73°09'34" W	145.07'

Survey of a 71.142 Acre tract  
Situated in Section 30, T.6, R.12,  
Rome Twp., Athens Co., OH  
Surveyed July, 2020  
by Jeb Branner, S.I., E.I.,  
under the supervision of:

By: John M. Branner  
John M. Branner, P.S. 6805  
P.O. Box 274  
The Plains, OH 45780



Scale 1"=300'  
○ = Iron pin set 5/8" rebar w/ plastic ID cap  
● = Iron pin found  
Bearings: N.A.D. Grid North - Ohio South Zone  
Ref. Docs.: Tax Plats, Deeds, Existing Surveys

