

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Shawn Phillips
DATE: 3/15/19

MAR 15 2019

Jill Thompson
Athens County Auditor

DESCRIPTION OF A 2.932 ACRE TRACT

Situated in Section 32, T.6, R.12, Rome Twp, Athens County, Ohio and being a part of the Richard M. and Jean S. Valentine Tract (342-423 D.R.) and being more particularly described as follows

Beginning at an iron pin found on the South Limited Access Line of U.S. 50, said pin calculated to bear South 31 degrees 33 minutes 28 seconds West, 2651.15 feet from the North-east corner on Section 32;

Thence, along the Limited Access Line of U.S. 50 and the State of Ohio (158-289 O.R.) S 44° 57' 50" W, 160.81 feet to an iron pin found on the North side of the former B&O Railroad Right of Way;

Thence along the North-line of said line and the North line of the State of Ohio (197-530 O.R.) N 53° 18' 56" W, 308.79 feet to a point in the Hocking River where an iron rebar protruding from a concrete abutment bears South 17 degrees 03 minutes 51 seconds East, 119.84 feet; Iron pin is 7.8 feet from the south end of said abutment

Thence with meanderings or said river and lines of Miller (104-316 O.R.):

N 9° 29' 18" E, 247.24 feet;

N 6° 59' 57" W, 290.80 feet to a point in the South-line of the Limited Access Right of Way line of U.S. 50;

Thence, along said line

S 44° 28' 24" E, 201.37 feet, passing an iron pin set at 126.37 feet, to an iron pin set;

S 25° 03' 46" E, 507.25 feet to the point of beginning and containing 2.932 Acres.

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

The above description is based on a field survey completed March . 2019 by

John M. Branner P.S. 6805

John M. Branner



Approved By
Athens County Regional Planning Commission

Date: 4/18/19

Jessie

Transfer approved Parcel to be combined continuously & contiguously with adjacent Parcel. May not be developed without Athens County Regional Planning Commission approval.

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ENGINEER'S OFFICE
BY: Robert L. Hatten
DATE: 3/15/19

MAR 15 2019

Jill Thompson
Athens County Auditor

"Exhibit A" - Tract Two
DESCRIPTION OF A 9.779 ACRE TRACT

Situated in Section 32, T.6, R.12, Rome Twp, Athens County, Ohio and being a part of the Richard M. and Jean S. Valentine Tract (342-423 D.R.) and being more particularly described as follows

Beginning at an iron pin found on the south line of the former B&O Railroad Right of Way, said pin is calculated to bear South 23 degrees 47 minutes 22 seconds West, 2995.08 feet from the North-east corner on Section 32

Thence, along the West-line of Christman (538-2468 O.R.)

S 38° 41' 17" W, 910.20 feet to a point in the Hocking River, passing an iron pin found at 797.08 feet;

Thence, along the meanderings of the Hocking River and the lines of Starline (550-2412 O.R.)

N 18° 40' 00" W, 338.40 feet;

N 2° 49' 09" W, 522.53 feet;

Thence continuing along the lines of Starline (550-2412 O.R.) and Miller (104-316 O.R.)

N 21° 13' 33" E, 325.86 feet to a point in the South-line of the former B&O Railroad now owned by the State of Ohio (197-530 O.R.) and where an iron rebar protruding from a concrete abutment bears North 88 degrees 53 minutes 40 seconds East, 119.84 feet. Iron pin is 7.8 feet from the south end of abutment;

Thence, along said line:

S 53° 18' 56" E, 729.46 feet to the point of beginning and containing 9.779 acres.

This tract is to be held continuous and contiguous with the Christman Tract (PID# K010010044500) to the East;

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

The above description is based on a field survey completed March . 2019 by

John M. Branner P.S. 6805



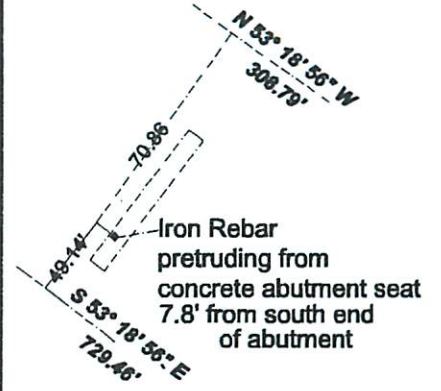
Approved By
Athens County Regional Planning Commission

Date 4/18/19
Jessie [Signature]

Transfer approved parcels to be combined continuously and contiguously with adjacent property.



Detail "A" (N.T.S.)



Parcel ID:K010010066500
MILLER CARLESS B ET AL
104-316 O.R.

Parcel ID:K010010066402
STARLINE MATTHEW W ANGIE E
Deed Reference:550-2412 O.R.

**Survey of a 9.779 Acre tract
and a 2.932 Acre Tract
Sited in Section 32, T.6, R.12,
Rome Twp., Athens Co., OH
Surveyed March, 2019**

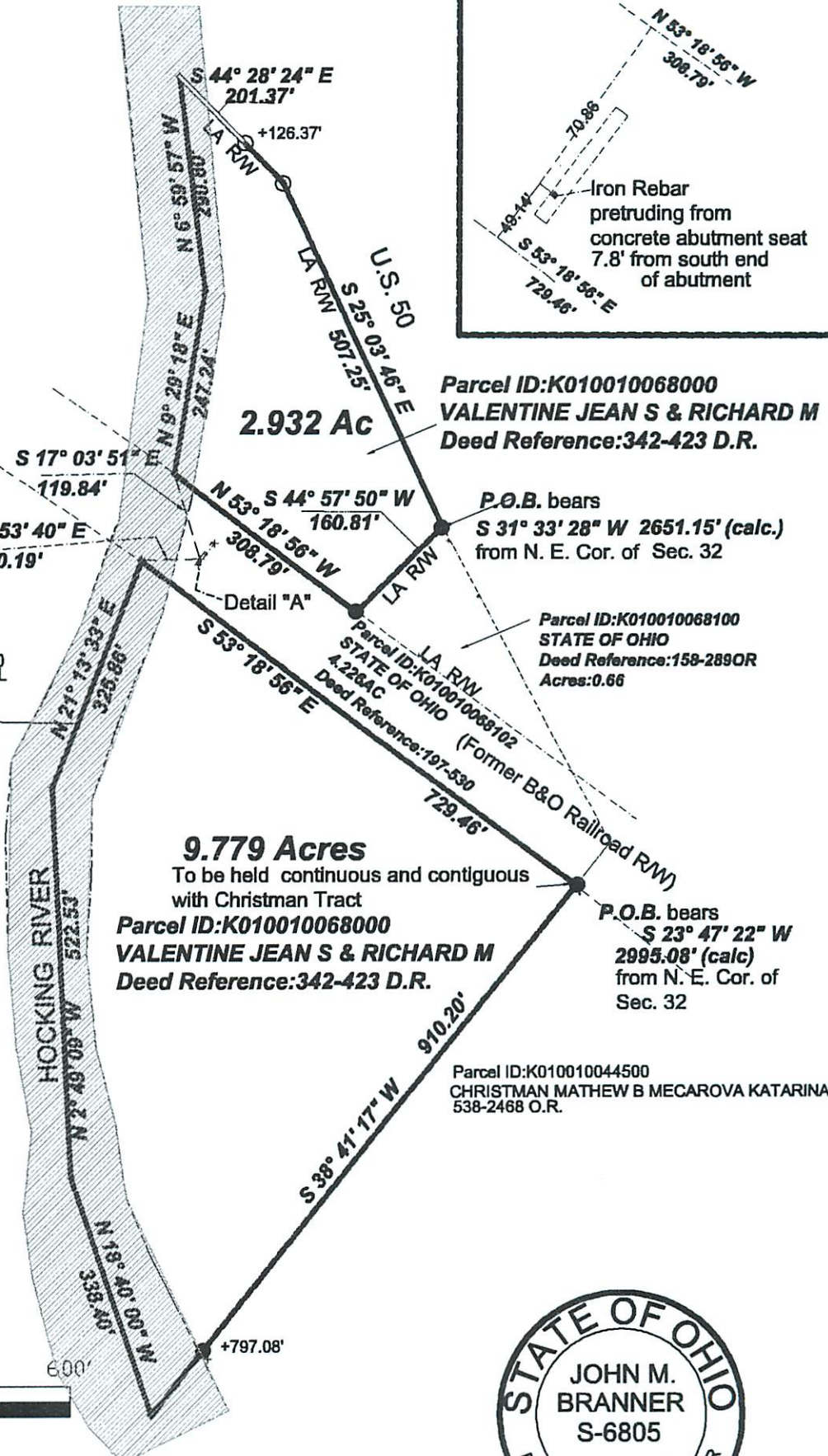
By:
**John M. Branner, P.S. 8605
P.O. Box 274
The Plains, OH 45780**



Scale 1"=200'

- = 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



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ENGINEER'S OFFICE
BY:
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Transfer approved parcels to be combined
continuously & contiguously with adjacent
parcels. 2.932 Ac. Tract may not be developed
without Regional Planning Commission approval.