

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

SEP 11 2023

Jill Davidson
Athens County Auditor

DESCRIPTION OF A 26.596 ACRE TRACT

Situated in Section 32, T.6, R.12, Rome Township, Athens County, Ohio and being a part of Parcel K010010066500 as described in Volume 601, Page 1308 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set on the South line of a 19.345 acre tract, Miller (565-597 O.R.) that bears S 54° 20' 32" E, 2216.22 feet from the Northwest corner of Section 32:

Thence continuing along the South line of said tract the following two courses:
along a **curve to the right** with a **radius of 1668.87 feet**, an **arc length of 92.02 feet**, a **chord bearing of S 54° 53' 18" E**, and a **chord length of 92.01 feet** to an iron pin set;
S 53° 18' 30" E, 1888.92 feet to an iron pin found;

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

- (1) S 33° 01' 39" W, 101.08 feet to an iron pin set;
- (2) S 52° 30' 39" W, 645.91 feet to an iron pin set;
- (3) N 51° 01' 17" W, 923.22 feet to a point in Township Road 129 (River Road), passing an iron pin set at 862.00;

Thence along said road and new lines created by this survey the following Eleven courses:

- (1) N 30° 47' 14" W, 41.16 feet to a point;
- (2) N 41° 12' 14" W, 176.75 feet to a point;
- (3) N 42° 50' 20" W, 177.32 feet to a point;
- (4) N 31° 42' 41" W, 85.45 feet to a point;
- (5) N 16° 02' 56" W, 89.79 feet to a point;
- (6) N 12° 05' 41" W, 93.08 feet to a point;
- (7) N 05° 34' 20" W, 121.73 feet to a point;
- (8) N 07° 44' 52" E, 87.68 feet to a point;
- (9) N 14° 55' 53" E, 119.28 feet to a point;
- (10) N 00° 32' 08" W, 63.24 feet to a point;
- (11) N 28° 54' 15" W, 104.73 feet to a point;

Thence leaving said road and along a new line created by this survey,

N 50° 28' 42" E, 81.90 feet to the Point of Beginning, passing an iron pin set at 30.00 feet and containing 26.596 acres.


Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"

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


The attached map is considered to be an integral part of this description and to be included in any future transfers.

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


Jeb Branner, P.S. 8816
740-592-5778
P.O. Box 274
The Plains, Ohio 45780

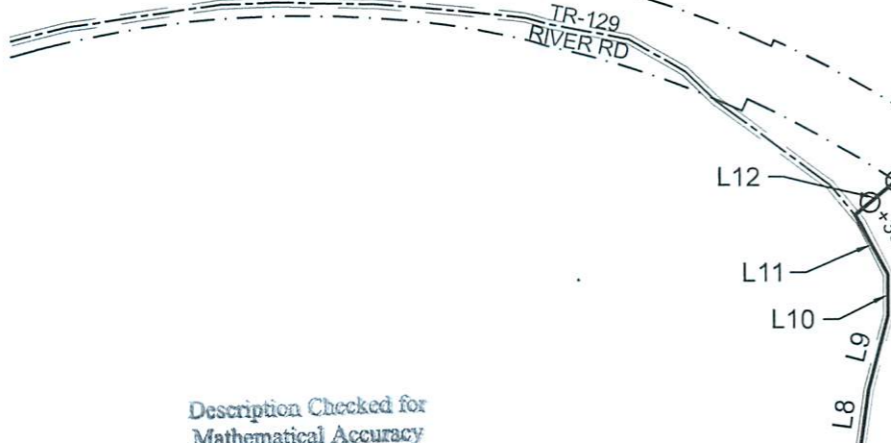


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 9/11/23

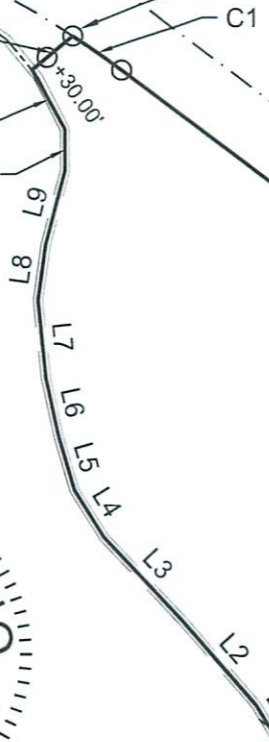
Curve Table					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1668.87'	92.02'	92.01'	S 54°53'18" E	3°09'33"

Line Table		
LINE	BEARING	DISTANCE
L1	N 30°47'14" W	41.16'
L2	N 41°12'14" W	176.75'
L3	N 42°50'20" W	177.32'
L4	N 31°42'41" W	85.45'
L5	N 16°02'56" W	89.79'
L6	N 12°05'41" W	93.08'
L7	N 05°34'20" W	121.73'
L8	N 07°44'52" E	87.68'
L9	N 14°55'53" E	119.28'
L10	N 00°32'08" W	63.24'
L11	N 28°54'15" W	104.73'
L12	N 50°28'42" E	81.90'
L13	S 33°01'39" W	101.08'

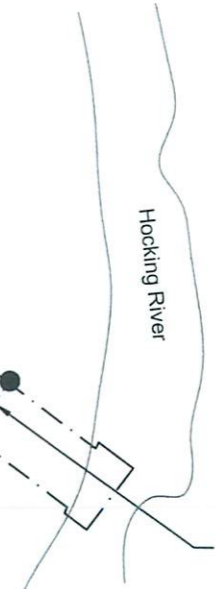


P.O.B.
 *N:475129.07, E:2125460.54
 bearing S 54°20'32" E, 2216.22' (calculated)
 from the Northwest corner of Section 32

MILLER
 565-597 OR
 SURVEY REF
 19.345 AC
 ROBINSON, 8049
 6/12/01



26.596 ACRES



deed: 100'
 measured: 103.08'

GRANTOR
 MILLER
 601-1308 OR
 K010010066500

BLACK BEAR HOLDINGS LTD
 550-2412 OR
 SURVEY REF
 45.000 AC
 NEWMAN, 8043
 APRIL 2008

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *[Signature]*
 DATE: 7/11/23

SURVEY OF A 26.596 ACRE TRACT
 Situated in Section 32, T.6, R.12,
 Rome Twp., Athens Co., OH
 Survey Completed August, 2023

By: *[Signature]*
 Jeb Branner, P.S. 8816
 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. 83 - Grid North - Ohio South Zone
 Ref. Docs.: Tax Plats, Deeds, Existing Surveys
 *Coordinates are to be used GIS purposes only