

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Paul J. Williams
DATE: 12/18/18

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

DEC 19 2018

Jill Thompson
Athens County Auditor

DESCRIPTION OF A 5.128 ACRE TRACT

Situated in Section 32, T.6, R.12, Rome Township, Athens County, Ohio and being a part of the Southeastern Ohio Holdings Ltd. 469-976 O.R. PID# K-010010066400 and being more particularly described as follows:

Beginning at a point in River Road, said point being the South-east corner of Black Bear Holdings Ltd 45.00 acre tract (550-2412 O.R.), and calculated to bear North 58 degrees 05 minutes 26 seconds West, 1112.98 feet from the South-east corner of Section 32, T.6, R.12, Rome Twp..

Thence along new lines created by this survey:

S 17° 39' 23" E, 123.34 feet to a point in River Road;

S 2° 45' 09" E, 103.06 feet to a point in River Road;

S 4° 26' 32" W, 119.79 feet to a point in River Road;

Thence, leaving said road:

N 89° 29' 20" W, 677.66 feet to an iron pin set, passing an iron pin set at 20.00 feet;

N 0° 36' 37" E, 352.11 feet to an iron pin set;

S 88° 33' 15" E, 295.23 feet to an iron pin found;

Thence, along the lines of Black Bear Holdings Ltd 45.00 acre tract (550-2412 O.R.):

S 73° 40' 19" E, 230.93 feet to an iron pin found;

N 66° 25' 32" E, 135.35 feet to the point of beginning, passing an iron pin set at 105.35 feet; and containing 5.128 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

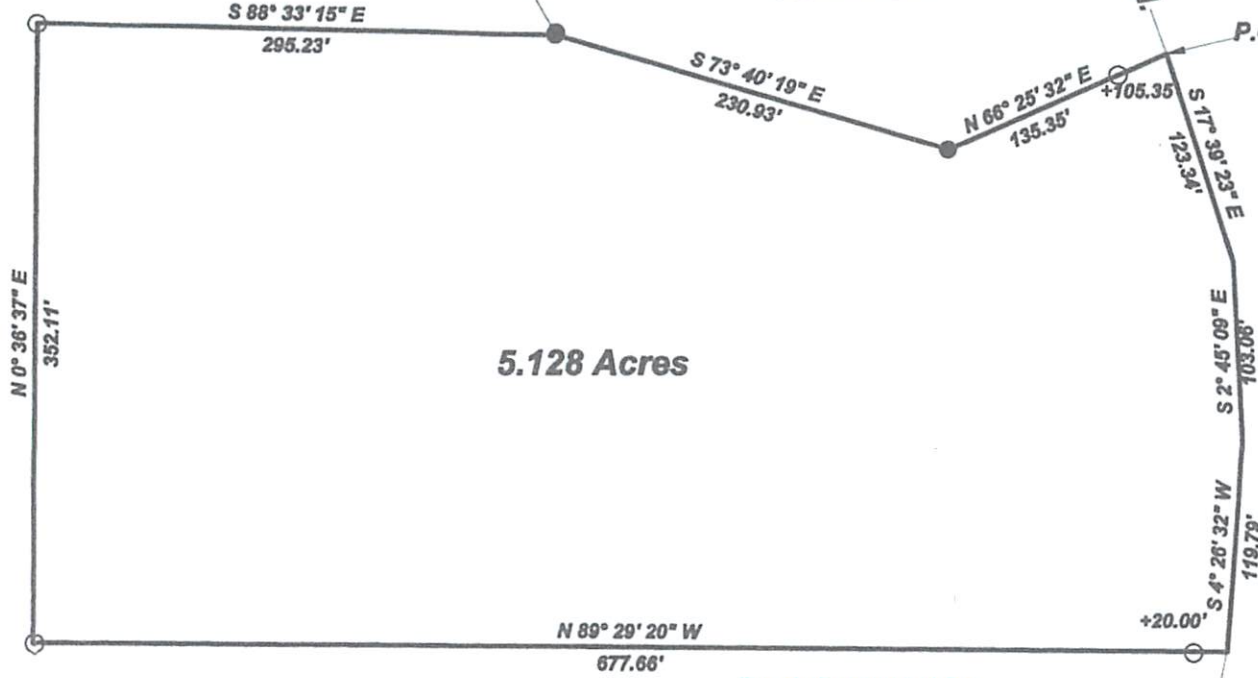
The above description is based on a field survey completed Dec. 2018 by

John M. Branner P.S. 6805



SOUTHEASTERN OHIO HOLDINGS LTD
Deed Reference:469-976
Parcel ID:K010010066400

Black Bear Holdings Ltd.
550-2412 O.R.



P.O.B.
bears N 58° 05' 26" W 1112.98'
from S.E. Cor. of Sec. 32, T.6, R.12

5.128 Acres

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Deed Reference:469-976
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0' 100' 200' 300'



Scale 1"=100'
○ = 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



Survey of a 5.128 Acre tract
Situated in Section 32, T.6, R.12,
Rome Twp., Athens Co., OH
Surveyed Dec. , 2018

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