

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

DEC 13 2023

Jill Davidson  
Athens County Auditor

### DESCRIPTION OF A 5.37 Acre Tract

Situated in Fraction 2, Section 9, T.6, R.12, Rome Township, Athens County, Ohio and being all of the Estate of Elizabeth Miller 2.02 acre tract ( 610-1120 O.R., P.I.D # K010010038602 ) and all of the residual of Elizabeth Miller Tract ( 503-1182. O.R. P.I.D.# K010010038600 ) and being more particularly described as follows:

Commencing at an iron pin found that bears North 44 degrees 31 minutes 50 seconds East, 2423.61 feet (calculated) from the North-west corner of Section 8, said pin being the South-east corner of the Miller Sanitation Services L.L.C. 1.23 acre tract, (610-1115 O.R.);

Thence, along the south line of said tract:

North 79 degrees 27 minutes 00 seconds West, 399.24 feet to an iron pin found , said pin being the south -west corner of the aforementioned 1.23 acre tract and being the **point of beginning** for the tract of land herein described:

Thence, along new lines created by this survey:

**S 67° 42' 31" W, 453.19 feet** to an iron pin previously set;

**S 0° 29' 34" W, 186.72 feet** to an iron pin previously set;

**N 71° 50' 20" W, 199.01 feet** to an iron pin previously set;

**N 76° 58' 49" W, 336.68 feet** to a point in a creek , passing an iron pin previously set at 330.25 feet;

Thence, down said creek:

**N 25° 46' 04" E, 152.98 feet** to a point;

**N 21° 50' 04" E, 85.68 feet** to a spike nail previously set in a foot bridge;

Thence, **N 17° 51' 52" E, 49.53 feet** to a mag nail previously set in State Route 144 and being the North-west corner of the Elizabeth Miller Tract ( 503-1182 O.R.), where a witness pin previously set bears: South 10 degrees 28 minutes 21 seconds East, 16.45 feet;

Thence, along State Route 144:

**S 88° 03' 00" E, 128.00 feet** to a point;

Thence, leaving said road:

**N 27° 40' 51" E, 132.00 feet** to a point, passing iron pins set at 25.00 feet and 60.00 feet;

Thence, along the lines of Byron ( 576-2074 O.R.)

**S 36° 31' 13" E, 57.00 feet** to an iron pin found;

**S 72° 38' 16" E, 192.00 feet** to a point in State Route 144, passing a railroad spike set at 117.74 feet;

Thence, along said road:

**N 85° 10' 51" E, 179.61 feet** to a point;

**N 80° 39' 37" E, 177.41 feet** to a point;

**N 86° 02' 25" E, 54.50 feet** to a point;

Thence, leaving said road and along the West-line of Millers Sanitation Services L.L.C. ( 610-1115 O.R.)

**S 5° 28' 40" E, 101.24 feet**, passing an iron pin set at 71.24 feet, to the point of beginning and containing **5.37 acres** of which 3.35 acres are out of P.I.D.# K010010038600 and 2.02 acres are out of P.I.D.# K010010038602) .

Subject to all easements and rights of way of record.

The attached plat is to be considered an integral part of this description.

Iron pins set are 5/8" by 30" long rebar with plastic I.D. cap stamped Branner P.S. 6805

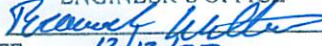
Bearings based on Grid North- N.A.D. 83 Ohio State Plane South Zone.

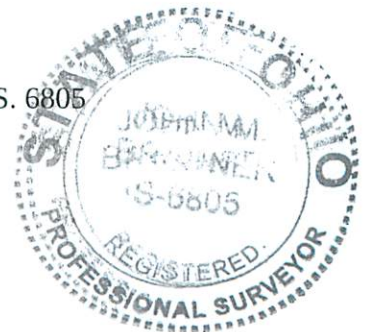
The above description is based on a field survey completed December 2023 by

John M.Branner P.S. 6805



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 10/13/23



Line	Bearing	Distance
1	N 25° 46' 04" E	152.98'
2	N 21° 50' 04" E	85.68'
3	N 17° 51' 52" E	49.53'
8	N 30° 25' 44" E	35.90'
9	S 10° 28' 21" E	16.45'

Hocking River

K010010038500  
BYRON CRISTOPHER C  
576-2074 O.R.

K010010038702  
MILLERS SANITATION SERVICES LLC  
509-2137 O.R.

MILLER'S SANITATION SERVICES LLC  
610-1115 O.R.  
1.23 Acres  
K010010038601

To be continuous  
and contiguous  
with PID# K010010038700

**5.37 Acres**

K010010038600  
(3.35 Ac.)

MILLER ELIZABETH  
503-1182 O.R.

K010010038700  
MILLER'S SANITATION SERVICES LLC  
509-2137 O.R.  
Third Tract

P.O.C. bears  
N 44° 31' 50" E 2423.61' (calc)  
from N.W. cor of Sec. 8

**Survey of a 5.37 acre Tract  
in Fr.2, Section 9, T.6, R.12,  
Rome Township, Athens County, Oh.  
Surveyed December 2023**

*John M. Branner*  
John M. Branner P.S. 6805  
12500 N. Peach Ridge Rd.  
Athens, Ohio 45701  
740-541-0350

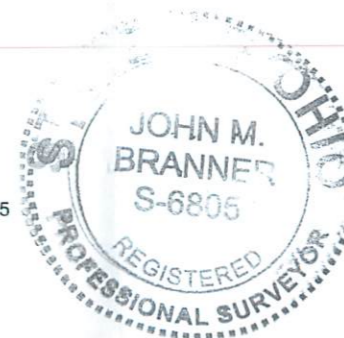
K010010038200  
SISSON DALE E & PEGGY A  
260-1489 O.R.

0' 100' 200' 300'

Scale 1 inch = 100 feet

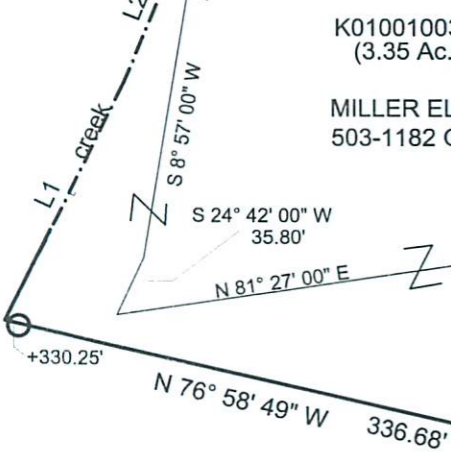
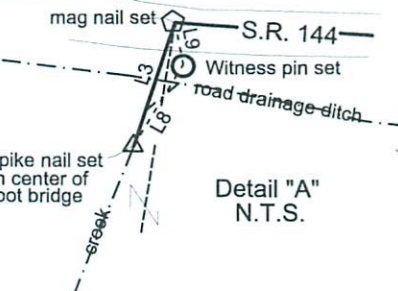
- ◻ = iron pin set 5/8"x30" rebar w/ plastic i.d. cap stamped Branner P.S. 6805
- = iron pin previously set 5/8"x30" rebar w/ plastic i.d. cap stamped Branner P.S. 6805
- = iron pin found
- △ = spike nail set
- ◊ = mag nail set
- ▲ = R.R.S. set

Bearings: N.A.D. 83- Grid North- Ohio South Zone  
Ref. Docs.: Tax Plats, Deeds, Existing Surveys



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Robert J. Miller*  
DATE: 12/13/23



K010010038702  
MILLERS SANITATION SERVICES LLC  
509-2137 O.R.  
First Tract

K010010038700  
MILLER'S SANITATION SERVICES LLC  
509-2137 O.R.  
Third Tract

Estate of Elizabeth L. Miller  
610-1120 O.R.  
(2.02 Ac.)  
with PID# K010010038602