

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Branner*  
DATE: *6/16/2015*

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

JUN 22 2015

Jill Thompson  
Athens County Auditor

Exhibit A  
Description of a 5.00 Acre Tract

Situated in Section 33, T.6, R.12, Rome Township, Athens County, Ohio and being a part of a tract of land as described in Volume 35, Page 435 of the Official Records of Athens County and being more particularly described as follows:

Beginning at a point that bears North 75 degrees 31 minutes 14 seconds West, 2792.88 feet from the S.E. Corner of Section 33, said point being 146.36 feet left of U.S. 50 Sta 360+83.22  
Thence, along the right of way of Koehler Lane

N 48° 51' 57" W, 184.02 feet;  
N 56° 44' 15" W, 259.53 feet;  
Curve to the left 285.50 feet;  
Chord= 285.27'; Chord Bearing: N 67° 43' 51" W; RADIUS= 2033.48 *JMZ 6/22/15*

Thence, leaving said right of way and along the line of Robert D. Phillips III (445-2166 O.R.)  
N 11° 34' 12" E, 139.69 feet;  
thence, along a new line created by this survey:  
N 80° 29' 02" E, 633.96 feet to a point;  
thence, along the west line of Hayes ( 349-1656 O.R.)  
S 3° 08' 28" W, 614.08 feet to the point of beginning and containing 5.00 Acres.

Subject to all easements and rights of way of record.  
Bearing :O.D.O.T. Center-line survey Ath-50-18.54  
The above description is based on O.D.O.T. Center-line survey Ath-50-18.54 and prepared by John M. Branner P.S. 6805

*John M. Branner*



PHILLIPS  
MARY LOUISE  
35-435 OR  
261.3000

N 80° 29' 02" E  
633.96'

5.00 Acres

PHILLIPS  
ROBERT D III  
445-2166 O.R.  
13.7100

N 11° 34' 12" E  
139.69'

354+18.32  
214.04 Lt

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	8°02'40"	2033.48	285.50	142.99	285.27	N 67° 43' 51" W

RW  
285.50'  
C1

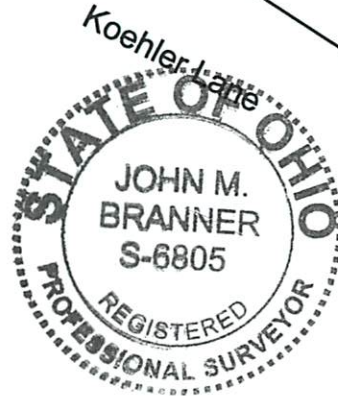
S 3° 08' 28" W  
614.08'

HAYES JAMES  
B ETAL  
349-1656OR  
100.2700

Plat of 5.00 acres in  
Section 33, T.6, R.12,  
Rome Twp., Athens Co., Oh

Based on O.D.O.T. Ath-50-18.54  
center-line survey of U.S. 50

Prepared by:  
John M. Branner P.S. 6805  
62 East First St,  
The Plains, Oh,  
740-541-0350



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *[Signature]*  
DATE: *6/10/15*

P.O.B. bears  
N 75° 31' 14" W  
2792.88'  
from S.E. Cor of Sec. 33



Scale 1 inch = 100 feet  
Bearings based on O.D.O.T. center-line survey Ath-50-18.54

360+83.22 High way station U.S. 50  
146.36 Lt

RW  
N 48° 51' 57" W  
184.02'

N 56° 44' 15" W  
259.53'