

Tract 4

Situated in the North half of Fraction 33, Section 27, Township 6, Range 12, Rome Township, Athens County, Ohio and being more particularly described as follows.

COMMENCING at a STONE found at the Southwest corner of said North half of Fraction 33 Thence with the West line of said Fraction 33 and the East line of a 53.0 acre tract as described in Official Records O.R. 453 page 1286 of the Athens County official Records N 02 degrees 53 minutes 22 seconds E 502.39 feet to an Iron Pin Thence continuing along the West line of said Fraction 33 and East line of said 53.0 acre tract N 02 degrees 53 minutes 22 seconds E a distance of 211.57 feet to an Iron Pin (Passing an Iron Pin at 287.02 feet) Thence leaving said West Fraction line S 87 degrees 25 minutes 02 seconds E a distance of 322.97 feet to an Iron Pin Set. Said Iron Pin Set being the true POINT OF BEGINNING for the tract described herein.

Thence along a new line **N 08 degrees 59 minutes 35 seconds E** a distance of **388.19** feet to an Iron Pin set.

Thence along a new line **S 81 degrees 00 minutes 25 seconds E** a distance of **187.13** feet to an Iron Pin Found (bent) at a point in the South line of a 3.48 acre tract as described in O.R. 324 page 1890 of said Athens County Official Records and the grantors Northeasterly line.

Thence along said 3.48 acre tract and grantor Northeasterly line **S 72 degrees 38 minutes 05 seconds E** a distance of **436.48** to a point in the center of Athens County Road 48. (passing a bent Iron Pin found at 409.70 feet)

Thence following the center of said Athens County Road 48 and the Grantors Northeasterly line **S 34 degrees 20 minutes 12 seconds E** a distance of **118.10** feet to a rail road spike found at the intersection of said Athens County Road 48 and Rome Township Road 226.

Thence leaving said Athens County Road 48 along the center of said Township Road 226 and the Grantors Easterly line and the west line of a 5.12 acre track as described in O.R.378 page 811 of said Official Records the following 2 courses.

Thence **S 41 degrees 06 minutes 17 seconds W** a distance of **58.01** to a Rail Road Spike Set.

Thence **S 04 degrees 09 minutes 32 seconds E** a distance of **114.48** to a Rail Road Spike Set.

Thence leaving said Township Road 226 **N 87 degrees 25 minutes 02 seconds W** a distance of **699.59** to the POINT OF BEGINNING containing 5.030 acres and being a part of a 42.82 acre tract as described in O.R. 326 page 1647 of said Athens County Official Records.

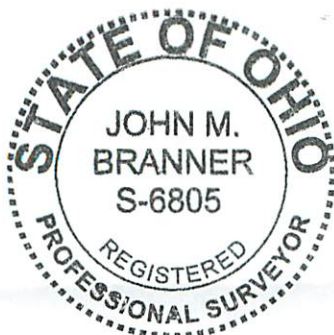
Iron Pins Set are 5/8" by 30" long Rebar with I.D. cap Stamped "Branner P.S. 6805"

BASIS OF BEARING, Based on Grid North N.A.D.83. Bearings used to denote angular relations only.

Subject to all Easements and Rights of Way of Record.

The Above Description is based on field Survey completed January, 2018 by Mark Schloss under the supervision of :

John M. Branner P.S. 6805



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Barbara L. Thompson
DATE: 6/21/18

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

JUN 26 2018

Jill Thompson
Athens County Auditor



BRIAN POSTON 21.22 AC
OR 456 pg 1161

RR. SPK.
FND.



S87° 33' 50"E
980.80

EARLEY HILL 3.48 AC
OR 324 pg 1890

S81° 00' 25"E
187.13

IP BENT

S72° 38' 05"E
436.48

IPF BENT
@ 409.70'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Paul Wilkerson*
DATE: 6/21/16

TRACT 4
219109.57 SQ FT. RR. SPK.
5.030 AC FND.

ATHENS CO.
RD. 48.

S34° 20' 12"E
118.10

Notes:

LAVELLE 53.0 AC BRANDES 83.35 AC
OR 453 OR 298
PG 1286 PG 548

1393.82
S02° 53' 22"W

322.97
N87° 25' 02"W
N02° 53' 22"E
211.57



RAIL ROAD SPIKE SET
CENTER TWP. RD. 226



5/8"X30" REBAR SET



STONE FOUND



IRON PIN W/CAP FOUND

SW. CORNER OF
N. 1/2 FR. 33

S87° 46' 41"E
1412.62

N08° 59' 35"E
388.19

P.O.B.

699.59
N87° 25' 02"W

58.01
S41° 06' 17"W
114.48
S04° 09' 32"E

DOUGLAS 5.12 AC
OR 298 PG 548

TRACT 4
FOR
DOUGLAS

SHT

1/1

SURVEY OF TRACT 4 5.030 ACRES BEING A PART OF A 48.28 ACRE TRACT AS DESCRIBED IN O.R.326 PG. 1647 OF ATHENS COUNTY OFFICIAL RECORDS. SITUATED IN THE TOWNSHIP OF ROME, COUNTY OF ATHENS, STATE OF OHIO. IN THE NORTHWEST CORNER FRACTION 33, SECTION 27, T.6, R.12, OHIO COMPANY,S PURCHASE.

BASIS OF BEARING BEING STATE PLANE GRID OHIO SOUTH BEARING USED TO DENOTE ANGLE RELATION ONLY SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

BEACHLER JINX
17.54 AC
OR 379 pg 3

Mark Schloss
AS SURVEYED BY MARK SCHLOSS
UNDER THE SUPERVISION OF:
JOHN M. BRANNER, P.S. 6805

Drawn By: MS
Date: 01/01/2018
Scale: NTS