

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Barbara Williams
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

Tract 1

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 said STONE
also being the true POINT OF BEGINNING for the tract herein described.

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 a distance of **287.02** feet to an Iron Pin set.

Thence leaving said West Fraction line along a new line **S 87 degrees 25 minutes 02 seconds E** a distance
of **906.53** feet to a rail road spike set in the center of Rome Township road 226.

Thence following the center of said Rome Township Road 226 and the Grantors east line and the West
line of a 1.98 acre tract as described in O.R.216 page 109 of said Official Records the following four
courses.

Thence **S 63 degrees 18 minutes 02 seconds W** a distance of **87.94** feet to a rail road spike set.

Thence **S 58 degrees 41 minutes 41 seconds W** a distance of **87.84** feet to a rail road spike set.

Thence **S 35 degrees 45 minutes 10 seconds W** a distance of **22.01** feet to a rail road spike set.

Thence **S 05 degrees 48 minutes 50 seconds W** a distance of **172.04** feet to the Grantors south line and
the North line of a 17.54 acre tract as described in O.R. 379 page 3 of said Athens County Official
Records and a rail road spike set.

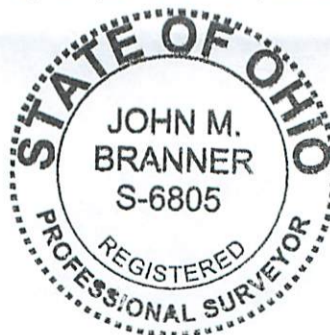
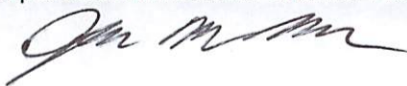
Thence leaving said Township Road 226 along the Grantors south line and the North line of said 17.54
acre tract **N 87 degrees 47 minutes 36 seconds W** a distance of **736.73** feet to the
POINT OF BEGINNING containing 5.031 acres and being a part of a 42.82 acre tract as described in
Volume 326 page 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.

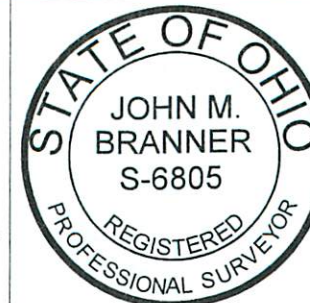
Subject to all Easements and Rights of Way of Record.

The Above Description is based on field Survey completed January 2018 by Mark Schloss under the
supervision of John M. Branner P.S. 6805



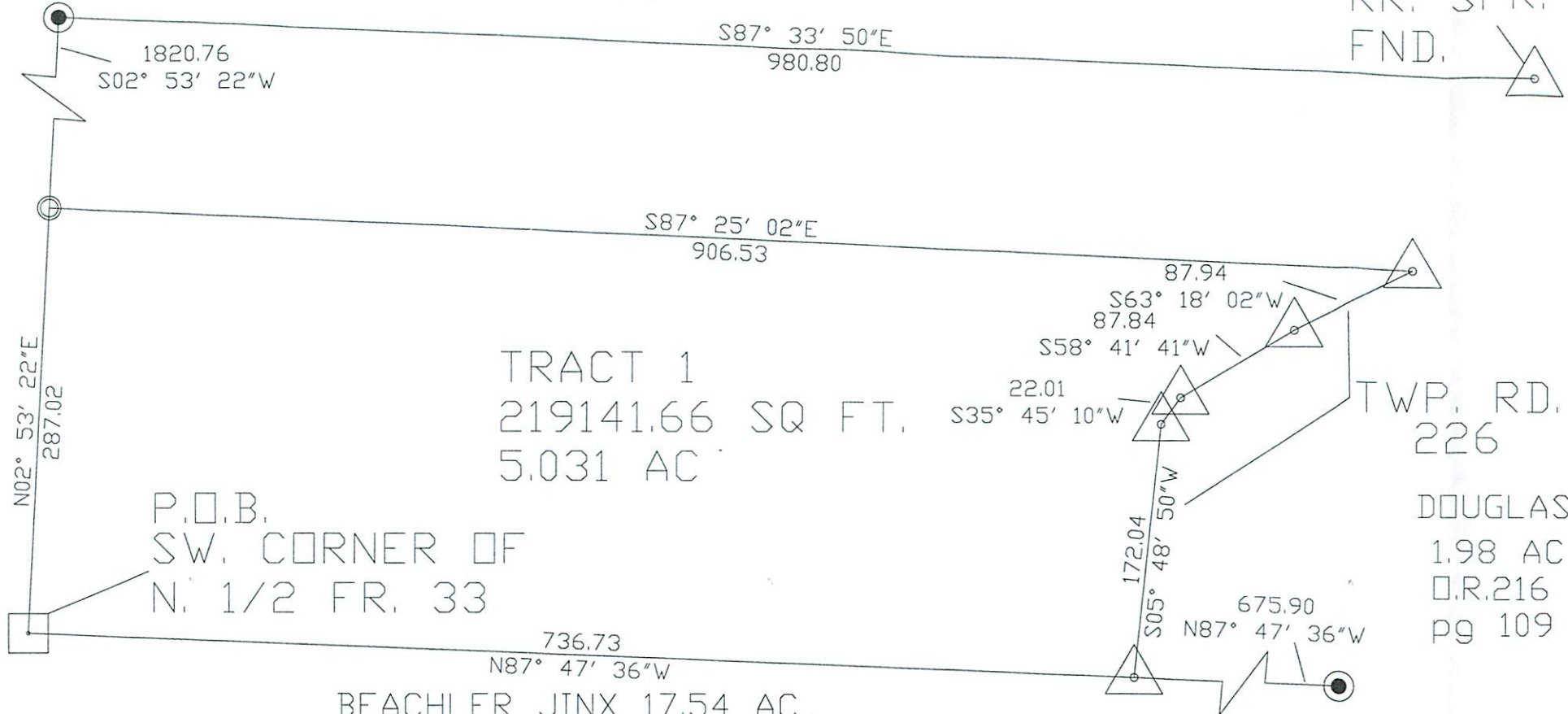
BRIAN POSTON 21.22 AC
OR 456 pg 1161

RR. SPK.
FND.



LAVELLE 53.0 AC
OR 453 PG 1286

BRANDES 83.35 AC
OR 298 PG 548



TRACT 1
219141.66 SQ FT.
5.031 AC

P.O.B.
SW. CORNER OF
N. 1/2 FR. 33

TWP. RD.
226

DOUGLAS
1.98 AC
D.R. 216
pg 109

BEACHLER JINX 17.54 AC
OR 379 pg 3

SURVEY OF TRACT 1 5.030 ACRES BEING A PART OF A 48.28 ACRE TRACT AS DESCRIBED IN D.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.

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Brannan, William
DATE: 6/21/16



- RAIL ROAD SPIKE SET CENTER TWP. RD. 226
- 5/8"X30" REBAR SET
- STONE FOUND
- IRON PIN W/CAP FOUND

Notes:	
SHT	1 / 1
Drawn By: MS	Scale: NTS
Date: 01/01/2018	