

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Brandt Williams*
DATE: 6/23/17

OCT 30 2017

Jill Thompson
Athens County Auditor

DESCRIPTION OF A 0.575 ACRE TRACT (Transfer between adjoining owners)

Situated in Section 33, T.6, R.12. , Rome Township, Athens County, Ohio and being a part of the Jeffrey N. Kohler Tract as described in Volume 109, Page 547 of the Official records of Athens County and being more particularly described as follows:

Beginning at an iron pin set that is calculated to bear North 55 degrees 17 minutes 50 seconds East, 1434.00 feet from the South-west corner of Section 33;

Thence, along the north right of way line of Kohler Lane (Athens County Commissioners 259-1844 O.R.)

S 75° 36' 22" W, 142.14 feet to a point in a creek;

thence, leaving said right of way line and along new lines created by this survey and being a meandering creek:

N 15° 18' 55" E, 35.51 feet;

N 14° 39' 52" W, 76.63 feet;

N 30° 35' 52" E, 55.81 feet;

N 54° 40' 56" E, 96.13 feet;

S 84° 50' 01" E, 21.91 feet;

N 45° 56' 06" E, 20.07 feet;

N 3° 51' 31" W, 80.26 feet;

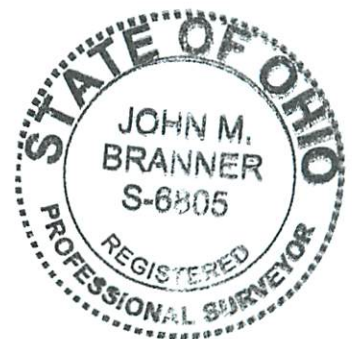
Thence, leaving said creek

N 55° 27' 31" E, 21.75 feet to an iron pin found;

Thence, along the West-line of Mary Louise Phillips (369-379 O.R.)

S 1° 36' 40" W, 281.16 feet to the point of beginning and containing 0.575 acres.

This tract to be continuous and contiguous with tract to the East.



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 June 2017 by

John M. Branner P.S. 6805

A handwritten signature in blue ink, appearing to read "John M. Branner".

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Athens County
ENGINEER'S OFFICE

BY: Robert W. Branner
DATE: 6/23/17

KOEHLER
JEFFREY N
109-547 O.R.

N 55° 27' 31" E
21.75'

N 3° 51' 31" W
80.26'

N 45° 56' 06" E
20.07'

S 84° 50' 01" E
21.91'

N 54° 40' 56" E
96.13'

N 30° 35' 52" E
55.87'

N 14° 39' 52" W
76.63'

RW

N 15° 18' 55" E
35.51'

ATHENS COUNTY
COMMISSIONERS
259-1844 O.R.

KOEHLER LN

0.575 Acres

S 1° 36' 40" W
281.16'

PHILLIPS
MARY LOUISE
369/379 O.R.

RW
P.O.B. bears
N 55° 17' 50" E
1434.00' (calc.) from
S.W. cor of
Sec. 33



Scale 1 inch = 50 feet

= iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
= iron pin found

○ Bearings: N.A.D. 83 Grid North - Ohio South Zone

● Ref. Docs.: Tax Plat, Deeds, Surveys

--- = meanderings of creek



Survey of a 0.575 Acre Tract
Situated in Section 33, T.6, R.12
Rome Twp., Athens Co., Ohio
Surveyed June 2017

By: John M. Branner
John M. Branner P.S. 6805
P.O. Box 274
The Plains, Ohio 45780

Athens County Regional Planning Commission

Office of the Planning Director
280 West Union Street
Athens, OH 45701

Telephone: 740.517.4543
Email: jpowers@athensoh.org

December 19, 2017

To whom it may concern:

The survey of parcel #K01-0010068700 was presented to this office for review. The proposed transfer of this existing parcel doesn't constitute a subdivision; therefore, no further coordination with this office is required.

Should you have questions or wish to discuss this further please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Jessie Powers", with a long horizontal flourish extending to the right.

Jessie Powers
Planning Director
Athens County Regional Planning Commission