

PARCEL II

FOR: Bernice P. Koehler
 DATE: 5 April 1974
 LOCATION: 2 (+) Miles East of Canaanville, Ohio on U.S. Route
 No. 50.

Situate in the Southwest one-quarter of Section 33, Town 6, Range 12, Rome Township, Athens County, State of Ohio and being more particularly described as follows:

Commencing at a point in the Southwest corner of Section 33, thence N 05°10'48" E along the West line of Section 33, 494.18 feet to an iron pipe set in the North Right-Of-Way line of U.S. Route No. 50, said pipe being 55 feet left of centerline station 67+60; thence the following bearings and distances along the said North Right-Of-Way line of U.S. Rte. No. 50, including the centerline station and offset of each point:

N 75°28'00" E, 540.00 feet to an iron pipe set 55 feet left of centerline station 73+00;
 N 83°59'50" E, 101.12 feet to an iron pipe set 40 feet left of centerline station 74+00;
 N 76°25'33" E, 252.02 feet to an iron pipe set 40 feet left of centerline station 76+50;
 N 71°14'21" E, 100.75 feet to an iron pipe set 50 feet left of centerline station 77+50;
 N 77°40'22" E, 258.56 feet to an iron pipe set 70 feet left of centerline station 80+00;
 N 86°17'27" E, 147.57 feet to an iron pipe set in said North Right-Of-Way line of U.S. Rte. No. 50, said pipe being the real point of beginning for the PARCEL II herein described;

Thence N 04°23'00" W, 53.81 feet to an iron pipe; thence N 50°41'30" W, 50.00 feet to an iron pipe; thence N 08°06'50" W, 383.58 feet to an iron pipe; thence N 38°18'00" E, 165.44 feet to an iron pipe; thence N 18°08'00" E, 245.44 feet to an iron

checked & approved

4-6-74

[Signature]

See 33 Rome Twp

4

pipe; thence N 60°45'40" E, 197.43 feet to an iron pipe; thence S 56°41'42" E, 194.36 feet to an iron pipe; thence S 42°17'23" E, 164.87 feet to an iron pipe; thence S 65°29'41" E, 501.36 feet to an iron pipe; thence S 16°23'03" W, 364.50 feet to an iron pipe; thence S 50°23'59" W, 195.77 feet to an iron pipe; thence S 13°34'37" W, 139.30 feet to an iron pipe set in the North Right-Of-Way line of U.S. Rte. No. 50, said pipe being 80 feet left of centerline station 88+26.69; thence Westwardly along and with the arc of a curve to the left having a radius of 2,033.48 feet for a distance of 652.42 feet along the North Right-Of-Way line of U.S. Rte. No. 50 to an iron pipe, the long chord of said arc bearing N 78°49'48" W, 649.63 feet to said pipe, said pipe being 80 feet left of centerline station 82+00; thence S 86°17'27" W continuing along said North Right-Of-Way line of U.S. Rte. No. 50, 60.28 feet to the point of beginning and containing 16.4134 acres.

Also a permanent Ingress-Egress Easement, 20.00 feet in width, 10.00 feet either side of the following described centerline:

Commencing at a stake set in the North Right-Of-Way line of U.S. Route No. 50 that is located 70 feet left of centerline station 80+00 as previously described in the PARCEL II description above, said stake being the real point of beginning for the centerline of the 20.00 feet in width Ingress-Egress Easement herein described:

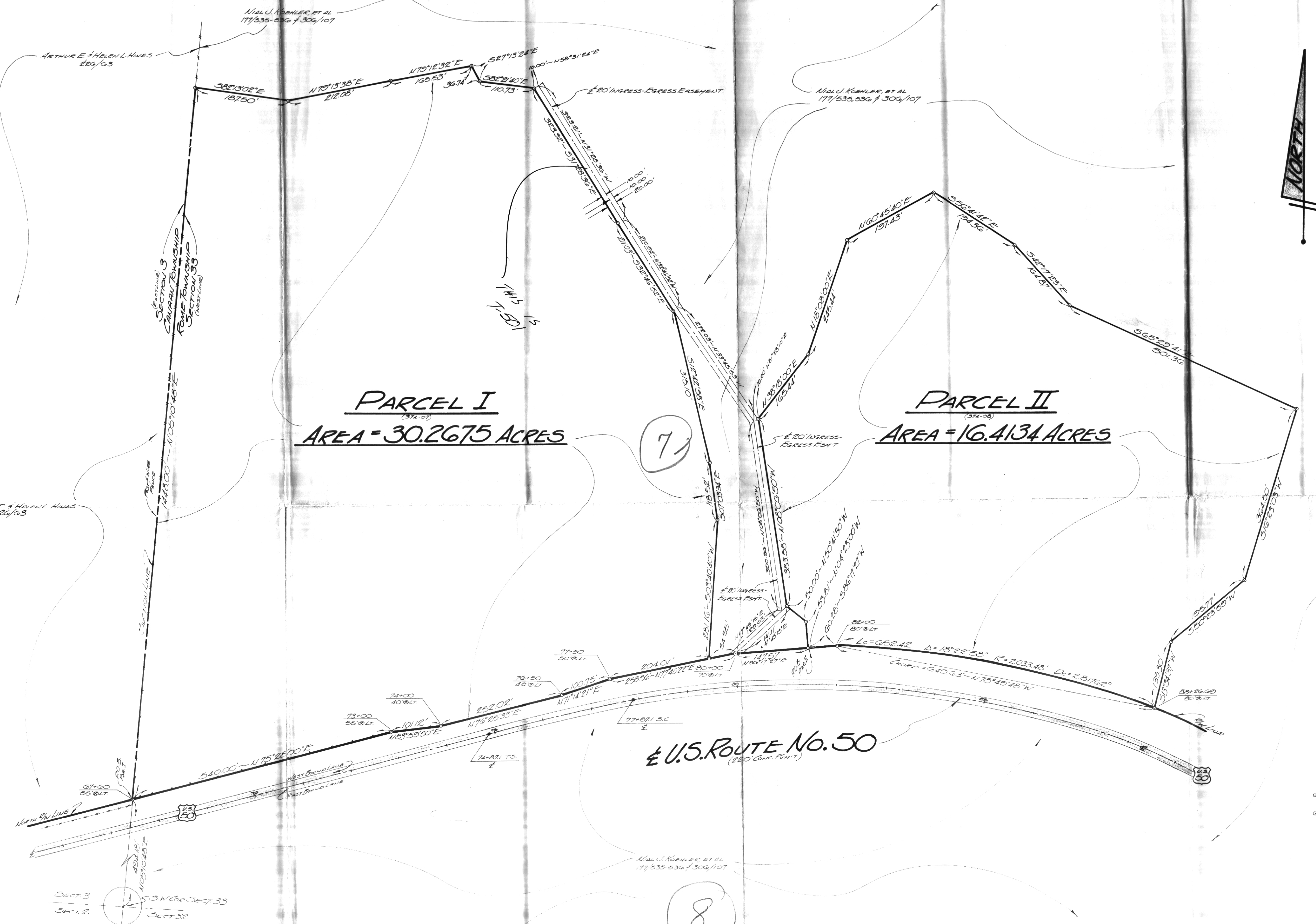
Thence N 47°45'15" E departing from the said North Right-Of-Way line of U.S. Rte. No. 50, 129.03 feet to a point; thence N 08°06'50" W, 390.36 feet to a point, said point bearing S 81°53'10" W, 10.00 feet from an iron pipe set in the most Westward corner of the PARCEL II described above, said point also being the termination point of the above described Ingress-Egress Easement.

5

Subject to all legal highways and easements of record.

Grantor claims title for this land by Deed Book 177, Page 535, 536 and Deed Book 306, Page 107 as recorded in the Athens County Recorder's Office, Athens County, Ohio.

Description for the above described parcel is based on a survey completed by Gerald E. Hann, No. S-5062, on 5 April 1974.



PARCEL I
 AREA = 30.2675 ACRES

PARCEL II
 AREA = 16.4134 ACRES

U.S. ROUTE No. 50

LEGEND

- — DENOTES IRON PIPE SET
- — DENOTES HUB & TACK SET

For:

(PARCEL I)
NIAL J. KOEHLER
 ROUTE 2, Box No. C
 GUYSVILLE, OHIO 45785
 (374-07)

(PARCEL II)
BERNICE P. KOEHLER
 ROUTE 2, Box No. C
 GUYSVILLE, OHIO 45785
 (374-08)

TITLE:

PLAT OF SURVEY

OF A 30+ ACRE PARCEL AND A 16+ ACRE PARCEL SITUATE IN S
 SECTION 33, TOWN 6, RANGE 12, ROME TOWNSHIP, ATHENS COUNTY, STATE OF OHIO.

By:

GERALD E. HANN, P.S.
 PROFESSIONAL SURVEYOR
 No. S-5062

21 ELWOOD PLACE
 ATHENS, OHIO 45701

SCALE	1" = 100'
DATE	5 APR 1974
REVISIONS	
DRAWN	G.H.
CHECKED	G.H.
Obs No.	374-07/08

