

PARCEL I

FOR: Nial J. 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 said Section 33,  
 494.18 feet to an iron pipe set in the North Right-Of-Way line  
 of U.S. Route No. 50, said iron pipe being 55 feet left of  
 centerline station 67+60 and also being the real point of  
 beginning for the PARCEL I herein described:

Thence N 05°10'48" E, continuing along the said West line  
 of Section 33, 1,448.00 feet to an iron pipe; thence S 82°13'02" E,  
 departing from said West line of Section 33, 187.50 feet to  
 an iron pipe; thence N 79°13'38" E, 212.08 feet to an iron pipe;  
 thence N 79°12'32" E, 165.53 feet to an iron pipe; thence  
 S 27°13'24" E, 36.74 feet to an iron pipe; thence S 82°21'40" E,  
 110.73 feet to an iron pipe; thence S 31°28'36" E, 323.32 feet  
 to an iron pipe; thence S 32°46'52" E, 211.03 feet to an iron  
 pipe; thence S 12°42'58" E, 315.10 feet to an iron pipe; thence  
 S 07°03'34" E, 118.52 feet to an iron pipe; thence S 03°40'40" W,  
 281.16 feet to an iron pipe set in the North Right-Of-Way  
 line of U.S. Rte. No. 50, said iron pipe bearing S 77°40'22" W,  
 54.55 feet from a stake set in the said North Right-Of-Way line  
 of U.S. Rte. No. 50 that is 70 feet left of centerline station  
 80+00; 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:

*checked + approved*  
*4-6-74*  
*[Signature]*

S 77°40'22" W, 204.01 feet to an iron pipe set 50 feet  
left of centerline station 77+50;  
S 71°14'21" W, 100.75 feet to an iron pipe set 40 feet  
left of centerline station 76+50;  
S 76°25'33" W, 252.02 feet to an iron pipe set 40 feet  
left of centerline station 74+00;  
S 83°59'50" W, 101.12 feet to an iron pipe set 55 feet  
left of centerline station 73+00;  
S 75°28'00" W, 540.00 to the point of beginning, and  
containing 30.2675 acres.

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

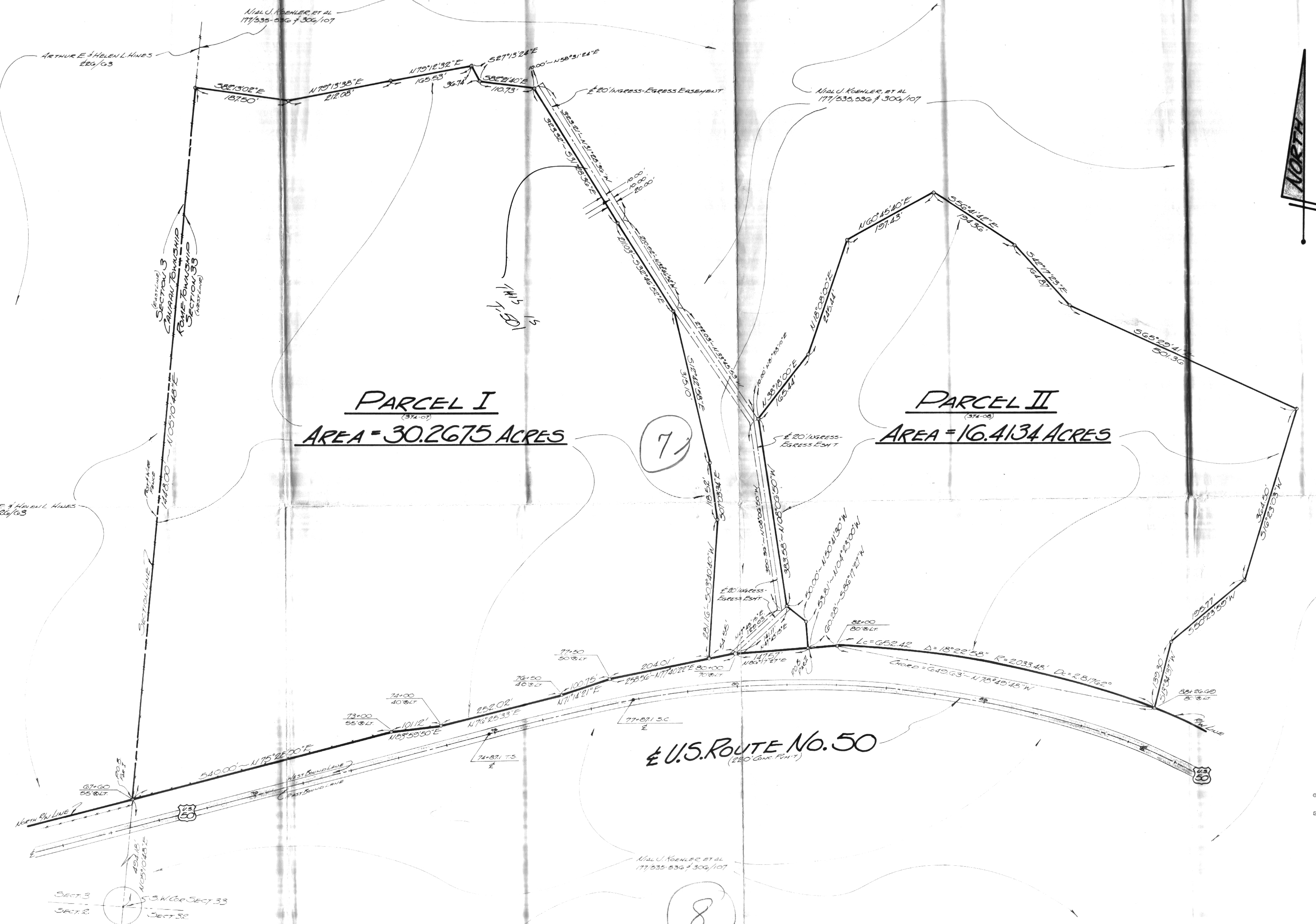
Commencing at a stake set in the North Right-Of-Way line  
of U.S. Route No. 50 that is located 70 feet left of centerline  
station 80+00 as previously described in the PARCEL I description  
above, said stake being the real point of beginning for the  
centerline of the 20.00 feet in width Ingress-Egress 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; thence N 33°45'53" W,  
272.03 feet to a point; thence N 32°46'52" W, 210.92 feet to  
a point; thence N 31°28'36" W, 323.21 feet to a point, said  
point bearing N 58°31'24" E, 10.00 feet from an iron pipe set  
in the most Northeastward corner of the PARCEL I described above,  
said point also being the termination point of the above described  
Ingress-Egress Easement.

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



(7)

(9)

(8)

(10)