

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Brandt Milligan  
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

**REMAINDER**

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 713.96  
feet to an Iron Pin Set said Pin Set being the True POINT OF BEGINNING for the tract described herein.

Thence with the West line of said Fraction 33 and the East line of an 83.35 acre tract as described in  
O.R. 298 page 548 of the Athens County Official Records

**N 02 degrees 53 minutes 22 seconds E** a distance of **1393.82** to an Iron Pin Found at the Grantors  
Northwest corner and a point in the East line of said 83.35 acre tract and the Southwest corner of a  
21.22 acre tract as described in O.R 456 page 1161 of said Official Records.

Thence along the Grantors North Line and the South Line of said 21.22 acre tract

**S 87 degrees 33 minutes 50 seconds E** a distance of **980.80** feet to a Rail Road Spike Found in the center  
of Athens County Road 48 at the Grantors Northeast corner and the Southeast corner of said 21.22 acre  
tract (passing a bent Iron Pin found at 950.85 feet)

Thence along the center of said County Road 48 and the Grantors East line and the West line of a 4.2  
acre tract as described in O.R. 208 page 679 of said Official Records

**S 06 degrees 38 minutes 19 seconds W** a distance of **665.87** feet to a point in the center of said County  
Road 48.

Thence leaving said County Road along the Grantors Easterly line and the Northwesterly line of a 3.48  
acre tract as described in O.R.324 page 1890 the following three courses.

Thence **S 83 degrees 46 minutes 54 seconds W** a distance of **318.07** to a bent Iron Pin Found.

Thence **S 43 degrees 01 minutes 03 seconds W** a distance of **169.80** to a bent Iron Pin Found.

Thence **S 08 degrees 03 minutes 19 seconds E** a distance of **192.64** to a bent Iron Pin Found.

Thence along a new line **N 81 degrees 00 minutes 25 seconds W** a distance of **187.13** to an Iron Pin Set.

Thence **S 08 degrees 59 minutes 35 seconds W** a distance of **388.19** to an Iron Pin Set.

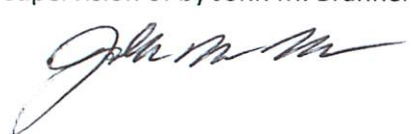
Thence **N 87 degrees 25 minutes 02 seconds W** a distance of **322.97** to the POINT OF BEGINNING  
containing 22.289 acres and being a part of a 42.82 acre tract as described in Volume 326 page 1647 of  
said Athens County Official Records.

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 by John M. Branner P.S. 6805



BRANDES 83.35 AC  
OR 298  
PG 548

BRIAN POSTON 21.22 AC  
S87° 33' 50"E OR 456 pg 1161  
980.80

RR. SPK.  
FND.  
@29.95'  
IPF  
BENT



BASIS OF BEARING  
SPLC OR STHO

- 5/8"X30" REBAR SET
- STONE FOUND
- IRON PIN W/CAP FOUND

ATHENS CO.  
RD. 48.

REMAINDER  
970921.54 Sq. Ft.  
22.289 AC

665.87  
S06° 38' 19"W

HILL 4.2 AC  
OR 208  
PG 679

N02° 53' 22"E  
1393.82

@15.73'  
318.07  
S83° 46' 54"W  
IPF  
BENT

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Mark Schloss*  
DATE: 6/21/18

EARLEY HILL  
OR 324 pg 1890  
3.48 AC

169.80  
S43° 01' 03"W  
IPF  
BENT

192.64  
S08° 03' 19"E  
IPF  
BENT

187.13  
N81° 00' 25"W  
IPF  
BENT



388.19  
S08° 59' 35"W

SURVEY OF REMAINDER 22.289 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.

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

LAVELLE 53.0 AC OR 453 PG 1286

322.97  
N87° 25' 02"W  
N02° 53' 22"E  
713.96

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

S87° 46' 41"E 1412.62

BEACHLER JINX 17.54 AC OR 379 pg 3



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