

BY: Brandon Whitman
DATE: 6/16/19

Description of a 0.717 Acre Tract

Situated in Section 33, T.6, R.12, Rome Township, Athens County, Ohio and being a part of the land as described in Volume 35, Page 435 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Commencing at the Southwest Corner of Section 33, thence N 55° 17' 50" E, 1424.00 feet (calc.) to an iron pipe found on the Right of Way of Township Road 223A (Koehler Road) and also being the **Point of Beginning** for the survey herein described:

Thence along the East line of Phillips (539-2409 O.R.),

N 01° 36' 39" E, 281.16 feet to an iron pipe found;

Thence continuing along the East line of Koehler (109-547 O.R.),

N 09° 18' 31" W, 26.91 feet to an iron pin set;

Thence along new lines created by this survey,

N 81° 21' 12" E, 100.46 feet to the edge of Township Road 501, passing an iron pin set at 89.85 feet;

Thence along the edge of said road the following three courses:

S 10° 04' 49" E, 119.62 feet to a point;

S 03° 59' 37" W, 93.47 feet to a point;

S 33° 18' 07" W, 117.41 feet to a point on the Right of Way of Township Road 223A (Koehler Road);

Thence along the Right of Way of said road,

S 75° 36' 21" W, 54.55 feet to the point of beginning and **containing 0.717 acres**, more or less.

Subject to all easements and rights of way of record.

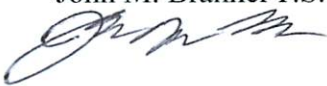
Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The above description is based on a field survey completed May, 2019 by

Jeb Branner, S.I., E.I., under the supervision of:

John M. Branner P.S. 6805



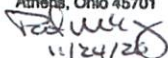
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

JUN 11 2019

Jill Thompson
Athens County Auditor



Athens City County
Health Department
Athens, Ohio 45701


11/24/26



Phillips
Mary Louise
35-435 O.R.

Koehler
Jeffrey N. & Carol L.
109-547 O.R.

Phillips
Mary Louise
539-2409 O.R.

Phillips
Mary Louise
369-379 O.R.

0.717 Acres

P.O.B.
bears N 55° 17' 50" E, 1424.00' (calc.)
from the Southwest corner of Section 33

Township Road 223A R/W

Township Road 501

Township Road 223A R/W

Athens City County
Health Department
Athens, Ohio 45701
11/24/20

*OK TO TRANSFER WITH
0.575 ac. PARCEL TO
BE HELD CONTINUOUSLY
AND CONTIGUOUSLY
Bob Eichenberg
Acting Planner
11-25-2020*

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Permal Williams
DATE: 6/10/19



Scale 1"=50'
○ = Iron pin set 5/8" rebar w/ plastic ID cap
● = Iron pin found
Bearings: N.A.D. Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys



Survey of a 0.717 Acre tract
Situated in Section 33, T.6, R.12,
Rome Twp., Athens Co., OH
Surveyed May, 2019
by Jeb Branner, S.I., E.I.,
under the supervision of:

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