

Description of survey for Crew Warden

Being a part of a tract of land transferred to William Allen Ross etal as recorded in First Tract, Parcel One, Official Records Volume 570 at page 2160 Athens County Recorder's Office, Athens County, Ohio, being a part of Farm Lot 3, Section 18, Township-8, Range-14, Ohio University Leasehold Lands, Alexander Township, Athens County, State of Ohio, and more particularly described as follows;

Beginning for reference at an existing concrete monument being the southeast corner of the Pine Grove Heights Subdivision as recorded in Plat Book 8 at page 145 and being a point on the north line of said Section 18, T-8, R-14;

Thence leaving the north line of said Section 18, South 02°17'12" West, a distance of 680.76 feet and South 87°42'48" East, a distance of 278.52 feet to a 5/8" iron pin set on the boundary of a 5.001 acre tract transferred to William Allen Ross as recorded in Official Records Volume 570 at page 2156 said iron pin being the point of beginning for the tract herein described;

Thence leaving said boundary and thru the lands of the grantor South 87°03'32" East, passing thru a 5/8" iron pin set at a distance of 220.24 feet and going a total distance of 241.59 feet to a point in the centerline of Bassett Road, Township Road 59;

Thence along said centerline the following four courses;

1. South 23°23'42" West, a distance of 17.96 feet to a point;
2. South 14°40'25" West, a distance of 45.78 feet to a point;
3. South 06°05'11" West, a distance of 40.24 feet to a point;
4. South 01°47'50" East, a distance of 79.50 feet to a point being a point on the boundary of said 5.001 acre tract;

Thence leaving said centerline and along the boundary of said 5.001 acre tract the following two courses;

1. South 84°44'30" West, passing thru an existing 5/8" iron pin with a 1 1/4" plastic ID cap stamped " Branner-6805" at a distance of 30.42 feet and going a total distance of a 203.98 feet to an existing 5/8" iron pin with 1 1/4" plastic ID cap stamped "Branner 6805";
2. North 04°46'27" West, a distance of 212.06 feet the point of beginning containing 0.968 acres more or less subject to all legal easements and rights of way.

Being a part of Parcel Number B010010030400.

The above described tract is subject to a 30 foot easement described as follows;

Beginning at a point in the centerline of Bassett Road, Township Road 59 which bears North 01°47'50" West a distance of 15.06 feet from the southeast corner of said 0.968 acre tract;

Thence leaving said Bassett Road and along the centerline of a 30 foot easement the following four courses;

1. North 86°52'38" West, a distance of 52.54 feet to a point;
2. North 85°58'58" West, a distance of 100.05 feet to a point;
3. North 73°52'43" West, a distance of 41.58 feet to a point;
4. North 04°46'27" West, a distance of 155.93 feet to a point on the north line of said 0.968 acre tract being the terminus of said 30 foot easement;

Bearings derived from the bearing system of a 5.001 acre tract recorded in Official Records Volume 570 at page 2156..

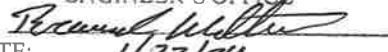
All iron pins set are 5/8"X30" rebar with plastic ID cap stamped "CTS-6844".

The above description was prepared from an actual survey made on the 22nd day of December, 2023, by C. Thomas Smith, Ohio Professional Surveyor, No. 6844.




Ohio Professional Surveyor No. 6844

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 1/22/24

BEING A PART OF FARM LOT 3, SECTION 18, TOWNSHIP-8, RANGE-14,
ALEXANDER TOWNSHIP, ATHENS COUNTY, STATE OF OHIO.

Se cor Lot 30
Pine Grove Heights Subd.
Plat Book 8 Pg. 145

William A. Ross
OR 503 Pg 502
11.16 acres+/-

Sec. 13 T-9, R-14
Sec. 18, T-8, R-14

Lot 73
Lot 3

Lot 53
Lot 3

Point of Reference

680.76'

S 02°17'12" W

S 87°42'48" E 278.52'

Point of Beginning

40.45'

N 04°46'27" W

William Allen Ross
OR 570 Pg 2156
5.001 acres+/-

S 87°03'32" E

William Allen Ross etal
OR 570 Pg 2160

220.24'

241.59' total

William Allen Ross etal
OR 570 Pg 2160
0.968 acres+/-
Parcel # B010010030400 pt.

@15.14'

N 04°46'27" W

centerline 30' easement
155.93'

Township Road 59

John N. Ross
OR 308 Pg 450
20.35 acres+/-

S 23°23'42" W

S 14°40'25" W 45.78'

S 06°05'11" W 40.24'

S 01°47'50" E 79.50'

64.44'

Point of Beginning
30 foot easement

N 73°52'43" W 41.58'

N 85°58'58" W 100.05'

centerline 30' easement

N 86°52'38" W 52.54'

212.06'

S 84°44'30" W

William Allen Ross
OR 570 Pg 2156
5.001 acres+/-

173.56'

203.98' total

Bassett Road



LEGEND

- △ 5/8" iron pin w/ 1 1/4" plastic ID cap stamped "CTS-6844" set
- ▲ 5/8" iron pin w 1 1/4" plastic ID cap stamped "Branner 6805" found (in good condition)
- ⊙ 2" x 3" concrete monument found (aged)
- point

REFERENCES

Athens County G.I.S. website:
Current Tax Plats
Previous surveys

Deeds as noted on plat



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Signature*
DATE: 1/22/24

Surveyed & Platted by
C. Thomas Smith
Ohio Professional Surveyor #6844
P.O.Box 1152, Logan, Ohio 43138
740-216-4170
ctssurveying@gmail.com

Note: bearings derived from the bearing system of a 5.001 acre tract recorded in Official Records Volume 570 at page 2156

Plat prepared from an actual survey made on the 22nd day of December, 2023 by,

Signature
C. Thomas Smith PS-6844