

Description of survey for Crew Warden

Being all of a tract transferred to William Allen Ross as recorded in Official Records Volume 503 at page 502 and a part of tracts transferred to William Allen Ross et al as recorded in Official Records Volume 570 at page 2160, Athens County Recorder's Office, Athens County, Ohio, and being a part of Farm Lot 53, Section 13, Township-9, Range-14, Athens Township and a part of Farm Lots 3 and 5, Section 18, Township-8, Range-14, Alexander Township, Athens County, State of Ohio and more particularly described as follows;

Beginning at an existing 2" x 3" concrete marker being the southeast corner of Pine Grove Heights Subdivision as recorded in Plat Cabinet Envelope 395B and being the southwest corner of said Farm Lot 53;

Thence leaving said southeast corner and along the easterly boundary of the following six tracts, being the east boundary of said Pine Grove Heights Subdivision;

1. August Todd and Ruth Zorn as recorded in Official Records Volume 273 at page 1931, North 03°57'29" East, a distance of 208.41 feet to a 5/8" iron pin found;
2. August Todd and Ruth Zorn as recorded in Official Records Volume 310 at page 005, North 04°19'58" East, a distance of 107.44 feet to a 5/8" iron pin with cap stamped "8049" found;
3. Maxine H. DeMoss as recorded in Official Records Volume 409 at page 2218, North 04°19'58" East, a distance of 36.00 feet to a 5/8" iron pin found;
4. Continuing with said DeMoss boundary, North 04°04'49" East, a distance of 143.42 feet to a 5/8" iron pin found;

Ramola N. Hopkins as recorded in Official Records Volume 380 at page 713, North 01°25'40" East, a distance of 180.72 feet to a 5/8" iron pin with cap stamped "7452" found;

5. Joe and Claudia Gay as recorded in Official Records Volume 327 at page 1120, North 04°37'16" East, a distance of 71.08 feet to an existing roof bolt;

Thence leaving the easterly boundary of said Pine Grove Heights Subdivision and along the boundary of the Richland Area Fire Brigade as recorded in Deed Book 305 at page 505, South 52°41'55" East, a distance of 228.87 feet to a 5/8" iron pin set;

Thence along the boundary of a tract transferred to Joyce Skinner et al as recorded in Deed Book 381 at page 565, Matthew Skinner as recorded in Official Records Volume 572 at page 2348 and Jared A. Butcher Jr. as recorded in Official Records Volume 360 at page 191, South 62°10'15" East, a distance of 256.47 feet to an existing 1/2" iron pin;

Thence continuing along said Butcher boundary and the boundary of The Celebration Center of Athen, Ohio, Inc. as recorded in Official Records Volume 240 at page 266 and Thomas D. McKinley as recorded in Official Records Volume 64 at page 916 South 67°05'49" East, a distance of 473.78 feet to a 5/8" iron pin set;

Thence leaving said boundary and along the boundary of tracts transferred to Lori Ann Ross as recorded in Official Records Volume 298 at page 983 the following five courses;

1. South 17°48'37" West, a distance of 57.50 feet to an existing 1/2" iron pin;
2. South 53°48'50" East, a distance of 208.79 feet to an existing 1/2" iron pin;
3. South 40°26'50" West, a distance of 120.72 feet to an existing 1/2" iron pin;
4. South 00°47'55" West, a distance of 91.18 feet to an existing 5/8" iron pin being a point on the south line of said Farm Lot 53, Section 13, T-9, R-14;
5. Along the south line of said Farm Lot 53, South 88°11'56" East, passing thru a 5/8" iron pin set at a distance of 179.64 feet and going a total distance of a 209.64 feet to a point in the centerline of Township Road 59, Bassett Road;

Thence the south line of said Farm Lot 53 and along the centerline of said Township Road 59 the following twelve courses;

1. South 42°51'22" West, a distance of 174.41 feet to a point;
2. South 59°56'49" West, a distance of 147.28 feet to a point;
3. South 56°58'33" West, a distance of 126.93 feet to a point;
4. South 55°51'21" West, a distance of 78.36 feet to a point;
5. South 52°52'20" West, a distance of 69.52 feet to a point;
6. South 46°55'44" West, a distance of 70.19 feet to a point;
7. South 39°34'01" West, a distance of 60.28 feet to a point;
8. South 34°48'36" West, a distance of 54.62 feet to a point;

9. South 33°40'25" West, a distance of 44.80 feet to a point;
10. South 33°41'35" West, a distance of 38.85 feet to a point;
11. South 32°22'38" West, a distance of 45.17 feet to a point;
12. South 23°23'42" West, a distance of 38.20 feet to a point, said point being the northeast corner of a 0.968 acre tract;

Thence leaving said centerline and along the north line of said 0.968 acre tract North 87°03'32" West passing thru an existing 5/8" iron pin with cap stamped "6844" at a distance of 21.35 feet and going a total distance of 241.59 feet to an existing 5/8" iron pin with cap stamped "6844" being the northwest corner of said 0.968 acre tract and being a point on the boundary of a 5.001 acre tract transferred to William Allen Ross as recorded in Official Records Volume 570 at page 2156;

Thence leaving said 0.968 acre tract and along the boundary of said 5.001 acre tract the following three courses;

1. North 04°46'27" West, a distance of 40.45 feet to a point;
2. North 85°04'49" West, passing thru a 5/8" iron pin with cap stamped "6805" at a distance of 5.91 feet and going a total distance of a 396.78 feet to a 5/8" iron pin with cap stamped "6805";
3. South 03°10'09" East, a distance of 465.28 feet to a 5/8" iron pin with cap stamped "6805" and being the southwest corner of said 5.001 acre tract;

Thence leaving said 5.001 acre tract thru the lands of the grantor the following two courses;

1. South 13°14'04" East, a distance of 1233.99 feet to a 5/8" iron pin set;
2. South 54°12'41" East, a distance of 1737.11 feet to an existing 1/2" iron pipe being the northeast corner of a 15.953 acre tract transferred to Stephanie A. Howe as recorded in Official Records Volume 441 at page 965;

Thence along the west line of said 15.953 acre tract South 17°41'35" West, a distance of 914.86 feet to a 1/2" iron pin found being the southwest corner of said 15.953 acre tract ;

Thence leaving said 15.953 acre tract and continuing along the boundary of said Howe tract South 02°05'59" West, a distance of 300.89 feet to a 5/8" iron pin set;

Thence along the boundary of a 2.805 acre tract transferred to Stephanie A. Howe as recorded in Official records Volume 441 at page 965 the following two courses;

1. North 67°03'50" West, a distance of 711.20 feet to an existing 5/8" iron pin;
2. South 04°31'26" West, a distance of 301.22 feet to a 5/8" iron pin set on the south line of Farm Lot 5;

Thence leaving said 2.805 acre tract and continuing along said Howe boundary North 86°36'44" West, a distance of 815.82 feet to a 5/8" iron pin set;

Thence leaving said Howe boundary and along the west line of said Farm Lot 5 and being the boundary of a tract transferred to Niese Properties, LLC as recorded in Official Records Volume 528 at page 556 and Ervin's Dairy Farms, LLC as recorded in Official Records Volume 497 at page 1652, North 04°25'38" East, a distance of 1802.94 feet to a 5/8" iron pin set, being a point on the south line of Farm Lot 3;

Thence along said south line and continuing along the Ervin's Dairy Farm, LLC boundary, North 85°31'57" West, a distance of 741.71 feet to an existing 5/8" iron pin;

Thence leaving said south line and along the east line of a tract transferred to Harold D. and Dewey S. Laughlin as recorded in Official Records Volume 526 at page 343, North 03°16'25" East, a distance of 1894.38 feet to a point on the south line of a 20.66 acre tract transferred to Harold D. Laughlin as recorded in Official Records Volume 445 at page 1710;

Thence along the boundary of said 20.66 acre tract the following two courses;

1. South 89°59'28" East, a distance of 3.17 feet to an existing 5/8" iron pin;
2. North 04°11'35" East, a distance of 727.75 feet to a 5/8" iron pin set being a point on the south line of said Pine Grove Heights Subdivision;

Thence leaving said 20.66 acre tract and along the south line of said Pine Grove Heights Subdivision South 87°38'55" East, a distance of 648.68 feet to the point of beginning containing 11.097 acres more or less in said Section 13, T-9, R-14 and 117.215 acres more or less for a total of 128.314 acres , subject to all legal easements and rights of way.

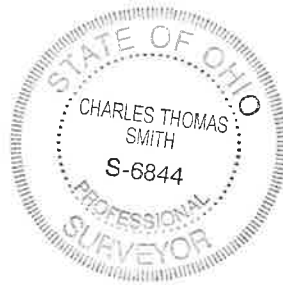
Parcel # A010010030900, 11.099 acres, Parcel # B010010029500, 57.501 acres, Parcel # B010010030700, 40.038 acres, Parcel # B010010030400, 19.676 acres.

Bearings were derived from the bearing system of the 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 16th day of January, 2024, by C. Thomas Smith, Ohio Professional Surveyor, No. 6844.


Ohio Professional Surveyor No. 6844

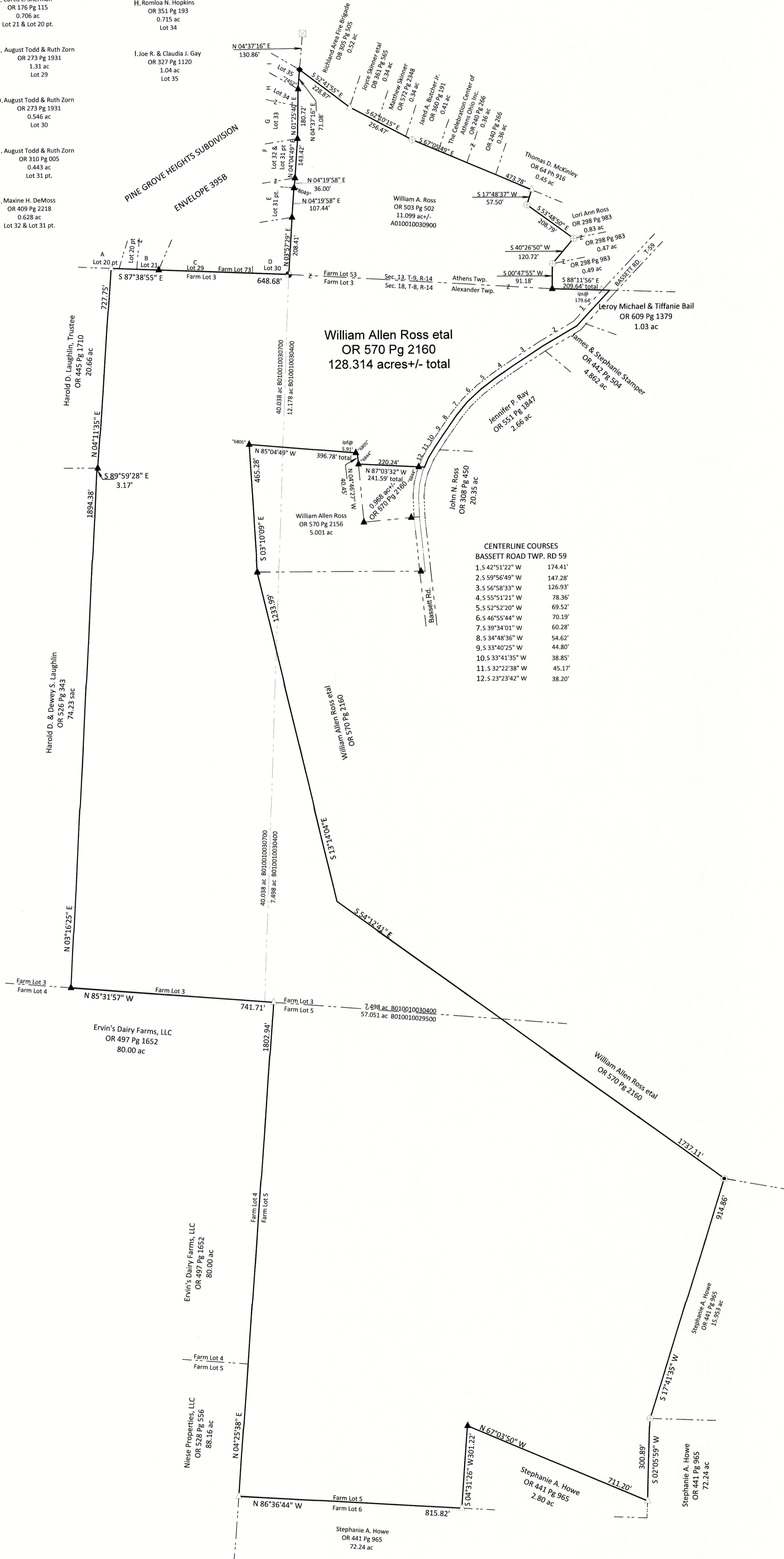


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Brian W. Wilson
DATE: 1/22/24

**BEING A PART OF FARM LOT 53, SECTION 13, TOWNSHIP-9, RANGE-14, ATHENS TOWNSHIP,
AND A PART OF FARM LOTS 3 AND 5, SECTION 18, TOWNSHIP-8, RANGE-14, ALEXANDER TOWNSHIP,
ATHENS COUNTY, STATE OF OHIO.**

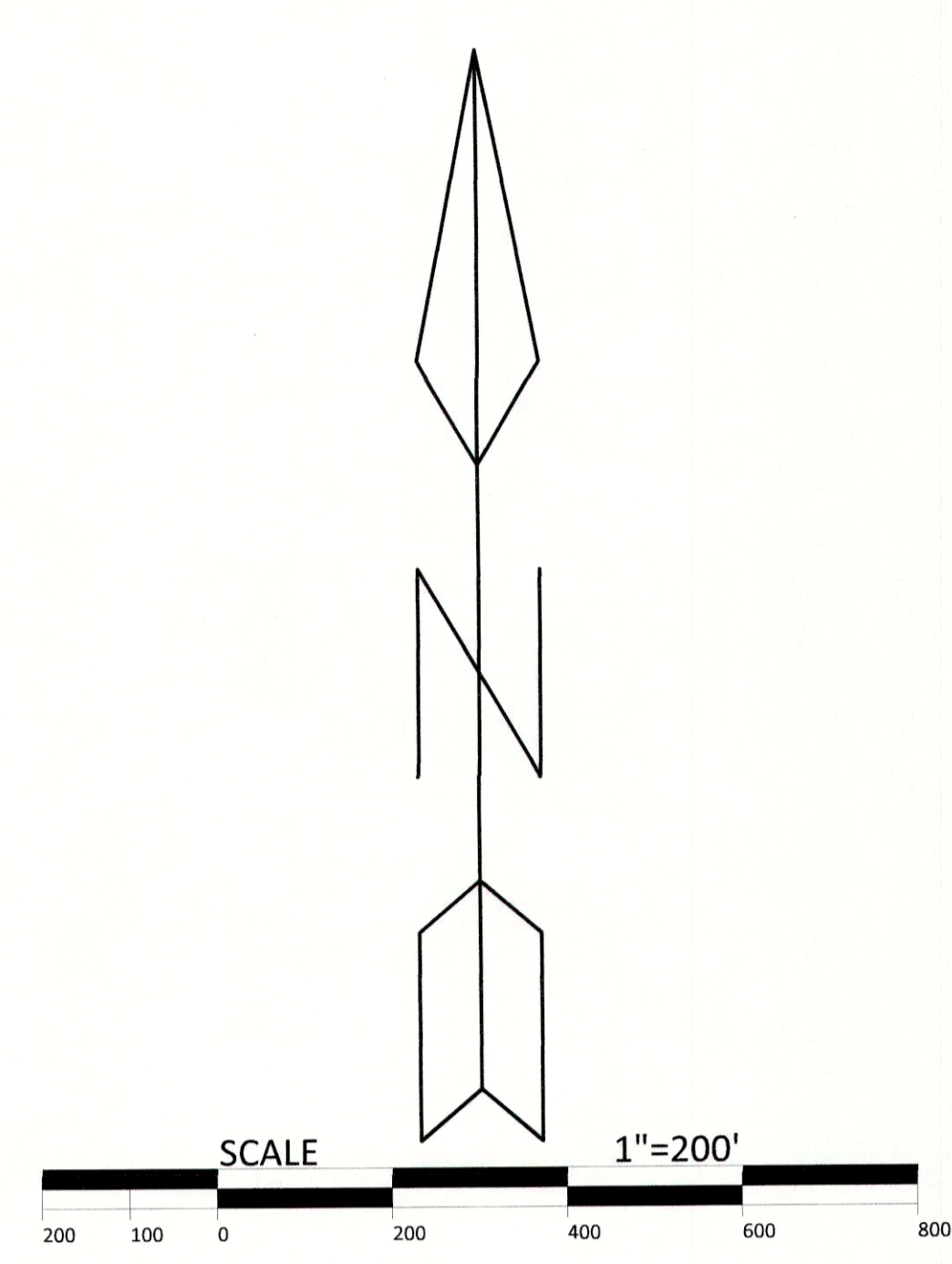
PINE GROVE HEIGHTS SUBDIVISION

- | | |
|--|---|
| A. Curtis L. Sherman
OR 340 Pg 2067
1.09 ac
Lot 20 pt | G. Ramola N. Hopkins
OR 380 Pg 713
0.822 ac
Lot 33 |
| B. Curtis L. Sherman
OR 176 Pg 115
0.706 ac
Lot 21 & Lot 20 pt. | H. Ramola N. Hopkins
OR 327 Pg 193
0.715 ac
Lot 34 |
| C. August Todd & Ruth Zorn
OR 273 Pg 1931
1.31 ac
Lot 29 | I. Joe R. & Claudia J. Gay
OR 327 Pg 1120
1.04 ac
Lot 35 |
| D. August Todd & Ruth Zorn
OR 273 Pg 1931
0.546 ac
Lot 30 | |
| E. August Todd & Ruth Zorn
OR 310 Pg 005
0.443 ac
Lot 31 pt. | |
| F. Maxine H. DeMoss
OR 409 Pg 2218
0.628 ac
Lot 32 & Lot 31 pt. | |



**CENTERLINE COURSES
BASSETT ROAD TWP. RD 59**

1. S 42°51'22" W	174.41'
2. S 59°56'49" W	147.28'
3. S 56°58'33" W	126.93'
4. S 55°51'21" W	78.36'
5. S 52°52'20" W	69.52'
6. S 46°55'44" W	70.19'
7. S 39°34'01" W	60.28'
8. S 34°48'36" W	54.62'
9. S 33°40'25" W	44.80'
10. S 33°41'35" W	38.85'
11. S 32°22'38" W	45.17'
12. S 23°23'42" W	38.20'



- LEGEND**
- △ 5/8" x 30" iron pin with 1 1/4" plastic ID cap stamped "C.T.S. 6844" set.
 - ▲ 5/8" iron pin found
 - ⊕ 1/2" iron pin found
 - 1/2" iron pipe found
 - ◆ roof bolt found
 - ◆ 2" x 3" concrete monument found
 - ⊠ stone found
- REFERENCE**
- Athens County Auditor's GIS website
 - Current tax plats
 - Previous surveys
- Deeds: as noted on plat

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

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Stephanie A. Howe*
DATE: 1/22/24

Plat prepared from an actual survey made on the 16th day of
January, 2024 by, *C.T.S.*
C. Thomas Smith Ohio Professional Surveyor #6844

