

Description of survey for Barry Wilson

Being tracts of land transferred to Gladys V. Wilson as recorded in Official Records Volume 532 at page 61, Athens County Recorder's Office, Athens County, Ohio, and also being a part of Lease Lots 101 and 131, Sections 21 and 22, Township-9, Range-14, Athens Township, Athens County, State of Ohio and more particularly described as follows;

Beginning at a 5/8" iron pin set being the southwest corner of said Lease Lot 101, T-9, R-14;

Thence along the west line of said Lease Lot 101 and being the east line of a tract transferred to John A. and Linda D. Brose as recorded in Official Records Volume 73 at page 768, North 04°04'49" East, passing thru a 5/8" iron pin set at a distance of 1165.06 feet and going a total distance of 1265.06 feet to a point being the southeast corner of Lease Lot 131;

Thence leaving the west line of said Lease Lot 101 and along the south line of said Lease Lot 131 North 84°44'59" West, a distance of 7.95 feet to a point in the centerline of Factory Creek;

Thence along the centerline of said Factory Creek and being the boundary of a tract transferred to Scott A. Kester as recorded in Official Records Volume 255 at page 1078 the following two courses;

1. North 29°55'15" West, a distance of 27.66 feet to a point;
2. North 69°08'03" West, a distance of 124.42 feet to a point being the intersection of said centerline and the centerline of Township Road 241, Lavelle Road;

Thence leaving the centerline of Factory Creek and along the centerline of Township Road 241 the following two courses;

1. North 61°30'09" East, a distance of 651.88 feet to a point;
2. North 56°06'56" East, a distance of 107.46 feet to a point to a point on the southerly boundary of a tract transferred to Franklin Real Estate as recorded in Official Records Volume 191 at page 847;

Thence leaving said centerline and along said southerly boundary, formerly the southerly right of way of the CSX Transportation Railroad, the following four courses;

1. South 74°39'31" East, a distance of 23.07 feet to a point;
2. South 15°21'00" West, a distance of 20.00 feet to an existing 5/8" iron pin;
3. South 74°39'31" East, a distance of 208.70 feet to a 5/8" iron pin set;
4. Along a curve to the left having a radius of 3889.83 feet, a delta angle of 04°37'38", and the chord being South 77°03'22" East a distance of 314.06 feet to an existing steel stake;

Thence leaving said southerly boundary and along the west line of tracts transferred to Franklin Real Estate as recorded in Official Records Volume 191 at page 847 and to Jan Leonard et al, Trustees as recorded in Official Records Volume 415 at page 2187 South 12°38'21" West, a distance of 1667.51 feet to an existing 5/8" iron pin found on the south line of Lease Lot 101;

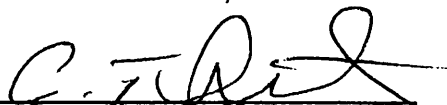
Thence leaving said west line and along the north line of said tract recorded in Official Records Volume 415 at page 2187 also being the south line of said Lease Lot 101 North 84°22'12" West, passing thru a 1" iron pipe being the northwest corner of Lease Lot 98 at a distance of 204.70 feet and going a total distance 777.32 feet to the principal point of beginning containing 0.226 acres +/- in said Lease Lot 131 and 33.835 acres +/- in said Lease Lot 101 for a total of 34.061 acres more or less subject to all legal easements and rights of way.

Being Parcel Numbers A010010045300 & A010010045400.

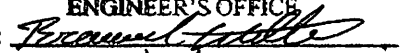
Bearings derived from assuming the south line of Lease Lot 101 as running N 84°22'12" W and are for the determination of angles.

All iron pin set are 5/8"x30" with plastic ID cap stamped CTS-6844.

The above description was prepared from an actual survey made on the 15th day of September, 2022, 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: 9/22/22

BEING A PART OF LEASE LOTS 101 AND 131, SECTIONS 21 AND 22, TOWNSHIP-9, RANGE-14, ATHENS TOWNSHIP, ATHENS COUNTY, OHIO.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Charles Thomas Smith*
DATE: 9/22/22



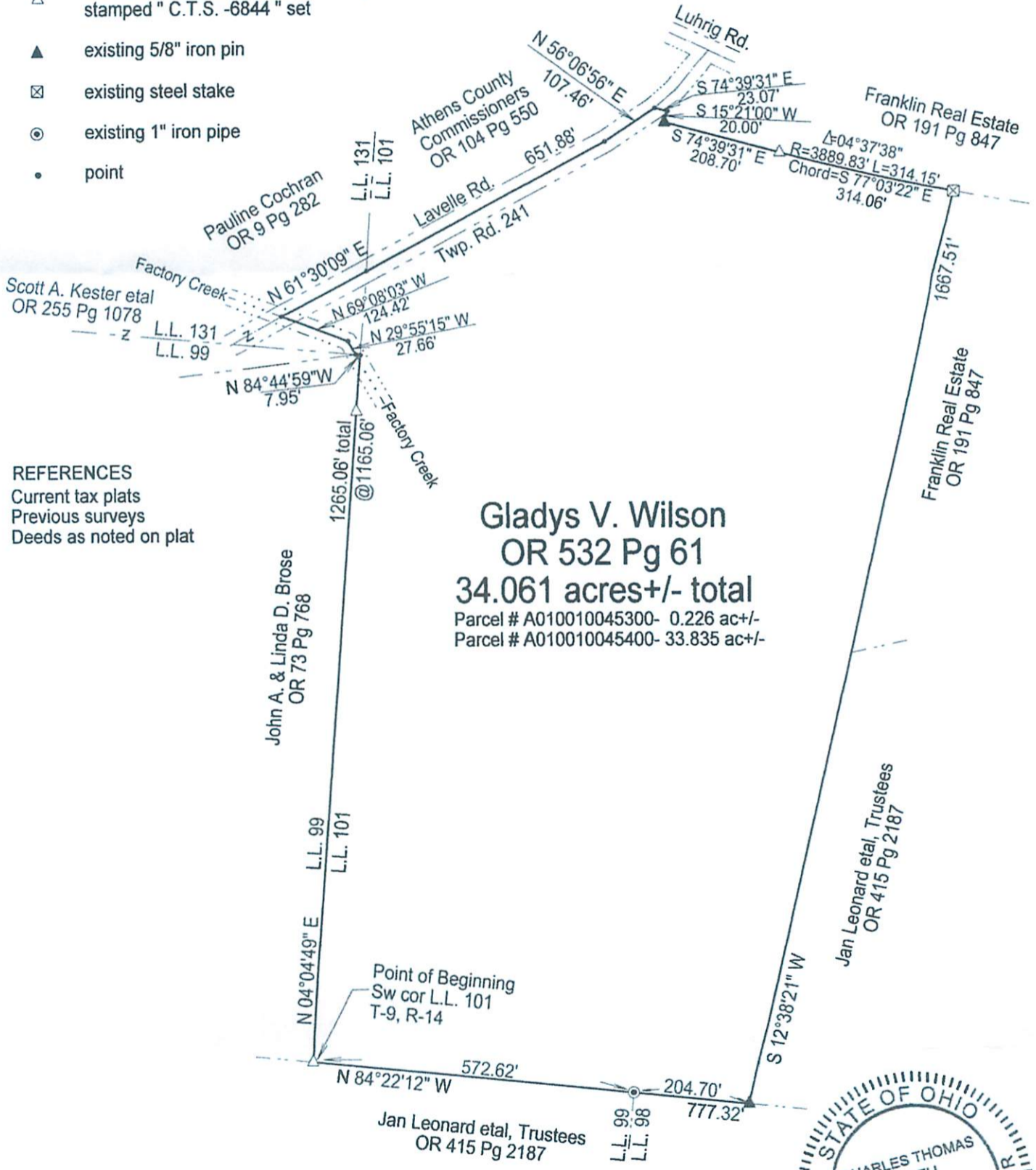
SCALE

1"=250'

250 125 0 250 500

LEGEND

- △ 5/8" X 30" iron pin w/ plastic I.D. cap stamped " C.T.S. -6844 " set
- ▲ existing 5/8" iron pin
- ☒ existing steel stake
- ⊙ existing 1" iron pipe
- point



Gladys V. Wilson
OR 532 Pg 61
34.061 acres+/- total
Parcel # A010010045300- 0.226 ac+/-
Parcel # A010010045400- 33.835 ac+/-

REFERENCES
Current tax plats
Previous surveys
Deeds as noted on plat

Note: Bearings were derived from assuming south line of Lease Lot 101 as running N 84°22'12" W and are for the determination of angles.

Surveyed & Platted by
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Plat prepared from an actual survey made on the 15th day of September, 2022 by,

C. Thomas Smith
C. Thomas Smith Ohio Professional Surveyor 6844

