

Description of survey for Harold L. Ross

Being a part of a 4.015 acre tract of land transferred to Harold L. Ross as recorded in Official Records Volume 372 at page 523, Athens County Recorder's Office, Athens County, Ohio, and also being a part of Section 7, Township-10, Range-14, Dover Township, Athens County, State of Ohio and more particularly described as follows;

Beginning for reference at a stone found being the northwest corner of said Section 7, T-10, R-14;

Thence along the north line of said Section 7, South $86^{\circ}16'46''$ East, a distance of 620.72 feet to a $5/8''$ iron pin found being the northeast corner of a 26.258 acre tract of land transferred to Micah Jones et al as recorded in Official Records Volume 615 at page 1344;

Thence leaving said north line and along the east line of said 26.258 acre tract, South $03^{\circ}30'00''$ West, a distance of 984.26 feet to a $5/8''$ iron pin set being a point on the west line of the grantor and being the point of beginning for the tract herein described;

Thence leaving said west line and thru the lands of the grantor North $68^{\circ}04'36''$ East, passing thru a $5/8''$ iron pin set at a distance of 395.39 feet and going a total distance of 425.39 feet to a point in the centerline of Township Road 322, Liars Corners;

Thence along said centerline the following two courses;

1. South $24^{\circ}17'00''$ East, a distance of 85.68 feet to a point;
2. South $30^{\circ}26'00''$ East, a distance of 98.69 feet to a point being the southeast corner of said 4.015 acre tract;

Thence leaving said centerline and along the south line of said 4.015 acre tract also being the north line of a 5.108 acre tract transferred to Thomas C. and Laura G. Bennett as recorded in Official Records Volume 19 at page 871, South $68^{\circ}04'36''$ West, passing thru a $5/8''$ iron pin found at a distance of 30.00 feet and going a total distance of 530.61 feet to a $5/8''$ iron pin found being the southwest corner of said 4.015 acre tract and being a point the east line of said 26.258 acre tract;

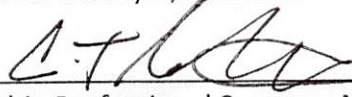
Thence leaving said south line and along the east line of said 26.258 acre tract, North $03^{\circ}30'00''$ East, a distance of 202.85 feet to the point of beginning containing 2.000 acres more or less subject to all legal easements and rights of way.


Being a part of parcel number G010010033503.

Bearings derived from the north line of section 7, T-10, R-14 as running South $86^{\circ}16'46''$ East.

All iron pin set are $5/8'' \times 30''$ with plastic ID cap stamped CTS-6844.

The above description was prepared from an actual survey made on the 2nd day of October, 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: 
DATE: 10/21/24

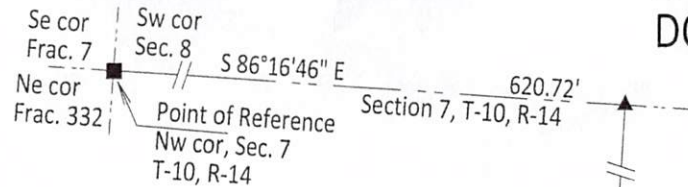


Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

NOV 19 2025

Jill Davidson
Athens County Auditor

BEING A PART OF SECTION 7, TOWNSHIP-10, RANGE-14,
DOVER TOWNSHIP, ATHENS COUNTY, STATE OF OHIO.



Note: Bearings were derived from the north line of Sec. 7, T-10, R-14 as running South 86°16'46" East.



- △ 5/8" x 30" iron pin w/ 1 1/4" plastic ID cap stamped "CTS-6844" set
- ▲ 5/8" iron pin found
- stone found
- point
- boundary line
- centerline road
- - - right of way line
- - - property and/or political subdivision

Micah Jones et al
OR 615 Pg 1344
26.258 ac

Harold L. Ross
OR 372 Pg 523
4.015 ac

Harold L. Ross
OR 372 Pg 523
2.000 acres+/-
G010010033503 pt.

Thomas C. & Laura G. Bennett
O.R. 19-871
5.108 ac +/-

Athens Hills Properties LLC
OR 605 Pg 1590
8.647 ac

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 10/21/24



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

REFERENCES
Athens County Auditor's GIS website
Previous Surveys
Deeds: as noted on plat.

Plat prepared from an actual survey made on the 2nd day of
October, 2024 by, *[Signature]*
C. Thomas Smith Ohio Professional Surveyor #6844