

Description of Survey for Sean Keiffer

Being a tract of land transferred to Leslie Mae Grover as recorded in Official Records Volume 626 at page 001, Athens County Recorders Office, Athens County, Ohio, and being a part of Section 4, Township-10, Range-15, Lee Township, Athens County, State of Ohio and more particularly described as follows;

Beginning for reference at a 5/8" iron pin with plastic ID cap stamped "Alan Robinson RLS-8049" found being a point on the west line of said Section 4 and being the northeast corner of Fraction 4, Section 10, T-10, R-15;

Thence along the west line of said Section 4 and the east line of a 20.30 acre tract transferred to Philip J. Shrider as recorded in Official Records Volume 596 at page 915, S 00°05'53" E, a distance of 271.42' to a 1" iron pipe found being the point of beginning for the tract herein described;

Thence leaving the west line of Section 4 and along the south line of a 42.06 acre tract transferred to John D. and Carol A. Costanzo as recorded in Official Records Volume 50 at page 537, N 56°49'02" E, a distance of 139.31' to a 5/8" iron pin found being the northwest corner of a 5.038 acre tract transferred to Steven D. and Jayne A. Pidcock as recorded in Official Records Volume 182 at page 404;

Thence leaving the south line of said 42.06 acre tract and along the west boundary of said 5.038 acre tract the following two courses;

1. S 29°47'50" E, a distance of 241.13' to a 5/8" iron pin found;
2. S 07°49'19" E, passing thru a 5/8" iron pin found at a distance of 288.92 feet and going a total distance of 309.10' to a point in the centerline of Townsend Road;

Thence leaving said west boundary and along said centerline the following three courses;

1. S 67°04'58" W, a distance of 93.97' to a point;
2. S 78°32'18" W, a distance of 136.16' to a point;
3. S 84°21'10" W, a distance of 59.22' to a point on the west line of said Section 4,

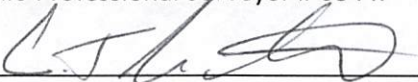
Thence leaving said centerline and along the west line of said Section 4 and the east line of said 20.30 acre tract, N 00°02'57" E, passing thru a 1" iron pipe found at a distance of 21.51 feet and going a total distance of 508.70' to the point of beginning containing 2.838 acres more or less subject to all legal easements and rights of way.

Bearings derived from existing monuments found on the north line of said 2.838 acre tract as running N 56°49'02" E and for the determination of angles.

All iron pin set are 5/8" x 30" with a 1 1/4" plastic ID cap stamped "CTS-6844".

The above tract being Auditor Parcel # H010010047800.

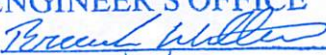
The above description was prepared from an actual survey made of the 4<sup>th</sup> day of November, 2025 by, C. Thomas Smith, Ohio Professional Surveyor # 6844.

  
C. Thomas Smith P.S. #6844

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

NOV 13 2025

Jill Davidson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 11/13/25



# BEING A PART OF SECTION 4, TOWNSHIP-10, RANGE-15 LEE TOWNSHIP, ATHENS COUNTY, STATE OF OHIO.

Point of Reference  
Northeast cor, Fraction 4  
Sec. 10, T-10, R-15  
Sec. 10  
Sec. 4  
271.42'

John D. & Carol A. Costanzo  
OR 50 Pg 537  
42.06 ac  
N 56°49'02" E 139.31'  
Point of Beginning  
S 29°47'50" E  
241.13'

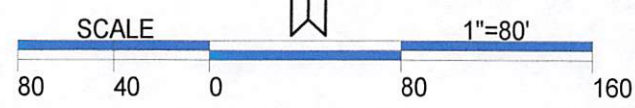
Philip J. Shrider  
OR 596 Pg 915  
20.30 ac  
487.19'

**Leslie Mae Grover**  
**OR 626-001**  
**2.838 acres+/-**  
Parcel # H010010047800

Steven D. & Jayne A. Pidcock  
OR 182 Pg 404  
5.038 ac

Charles L. & Noelle Malloy  
OR 558 Pg 985  
5.27 ac

N 00°02'57" E  
21.51'  
S 84°21'10" W 59.22'  
S 78°32'18" W 136.16'  
93.97'  
S 67°04'58" W  
20.18'  
309.10' total  
288.92'  
S 07°49'19" E  
20.18'



## LEGEND

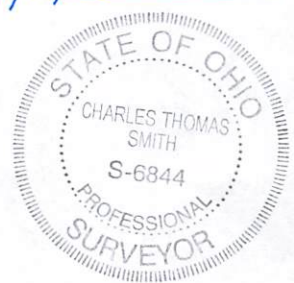
- 5/8" iron pin w/ 1 1/4" plastic ID cap stamped "Alan Robinson RLS-8049" found
- ▲ 5/8" iron pin found
- 1" iron pipe found
- point
- boundary line
- centerline road
- right of way line
- - - property and/or political subdivision

Note: Bearings derived from existing monuments found on the north line of said 2.838 acre tract as running N 56°49'02" E and for the determination of angles.

## REFERENCES

- Athens County GIS website
- Current tax plats
- Previous surveys
- Deeds: as noted on plat

Description Checked for  
Mathematical Accuracy  
Athens County  
**ENGINEER'S OFFICE**  
BY: *Charles Thomas Smith*  
DATE: 11/13/25



Surveyed and Platted by  
C. Thomas Smith PS 6844  
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740-216-4170  
ctssurveying@gmail.com

Plat prepared from an actual survey made on the 4th day of November,  
2025 by,  
*C. Thomas Smith*  
C. Thomas Smith Ohio Professional Surveyor No. 6844