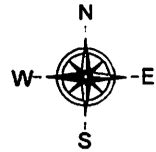


# T. G. Smith & Associates

301 West Third Street, Waverly, Ohio 45690



740-947-8106 voice

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Professional Surveyors and Land Planners

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## L E G A L   D E S C R I P T I O N

BEING A SURVEY TO COMBINE TRACTS  
ONE, TWO AND THREE

DUE TO THE FACT THAT THE DESCRIPTIONS OF RECORD ARE  
AMBIGUOUS AT BEST THIS SURVEY IS BASED ON FOUND  
MONUMENTATION AND OCCUPATION LINES AND DEED CALLS OF RECORD

SITUATED IN AND BEING A PART OF SECTION 25, TOWNSHIP 6, RANGE 12, IN ROME TOWNSHIP, ATHENS COUNTY, OHIO, AND BEING ALL OF THE LANDS OF JEFFREY A. AND CANDI S. BUSH'S PROPERTY KNOWN AS TRACTS ONE, TWO AND THREE, (NOTE: WHICH IS ALSO LOCATED WITHIN THE VILLAGE OF GUYSVILLE (ALSO KNOWN AS SAVANNAH) TRACTS ONE, TWO AND THREE ARE PART OF THE ORIGINAL PLAT OF SAVANNAH, DATED 1837, IN DEED BOOK 8, PAGE 581, SAID TRACT ONE IS PART OF LOT 20 OF THE PLAT OF SAVANNAH, (HOWEVER BASED ON FOUND MONUMENTATION AND OCCUPATION LINES AND THE ORIGINAL DEED CALL ALONG THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET SAID TRACT IS PART OF LOT 20 AND ALSO PART OF LOT 19 OF THE SAID SUBDIVISION, TRACTS TWO AND THREE ARE PART OF LOT 20 OF THE ORIGINAL SUBDIVISION) IN OFFICIAL RECORD 427, PAGES 2453 AND 2454, SAID TRACTS ARE ALSO KNOWN AS TAX-PARCEL NO. K01-02501-00, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THE ATTACHED PLAT,

THE POINT OF COMMENCEMENT IS AT A POINT BEING THE SOUTHEAST CORNER OF LOT 21 OF THE VILLAGE OF SAVANNAH (CURRENTLY KNOWN AS GUYSVILLE) IN DEED BOOK 8, PAGE 581, FROM THE SAID LOT CORNER IS A SET REFERENCE 1/2" MAG NAIL AT THE INTERSECTION OF MILL STREET (HAVING A 60' WIDE RIGHT-OF-WAY) AND MAIN STREET (HAVING A 66' WIDE RIGHT-OF-WAY), (ALSO KNOWN AS STATE ROUTE No. 329), AT SOUTH 31 DEGREES 58 MINUTES 22 SECONDS EAST AT A DISTANCE OF 50.11 FEET, ALSO FROM THE SAID LOT CORNER IS A FOUND REFERENCE 5/8" REBAR WITH AN I.D.CAP, STAMPED SWOYER, AT NORTH 03 DEGREES 00 MINUTES 00 SECONDS EAST AT A DISTANCE OF 81.42 FEET,

THENCE North 60 degrees 33 minutes 28 seconds West for a distance of 147.09 feet WITH A TIE LINE TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY OF MAIN STREET AND BEING THE SOUTHWEST CORNER OF TODD E. AND CHRISTY L. BRADFORD, IN OFFICIAL RECORD 345, PAGES 798 AND 799, AND THE SOUTHEAST CORNER OF JEFFREY A. AND CANDI S. BUSH'S TRACT THREE, IN OFFICIAL RECORD 427, PAGES 2453 AND 2454, (NOTE: THIS IS THE TRUE POINT OF BEGINNING, NO MONUMENT WAS SET, DUE TO THE FACT AT THAT LOCATION IS AN EXISTING WATER METER, FROM THE POINT OF BEGINNING IS A SET 5/8"x 30" REBAR WITH A PLASTIC I.D.CAP, STAMPED T.G.SMITH & ASSOCIATES\S-8051 AT NORTH 02 DEGREES 56 MINUTES 38 SECONDS EAST AT 2.00'),

THENCE North 70 degrees 23 minutes 39 seconds West for a distance of 81.54 feet WITH THE NORTH RIGHT-OF-WAY LINE OF THE SAID STREET AND ALONG THE SOUTH LINE OF TRACT THREE AND PASSING THE SOUTHWEST CORNER OF TRACT THREE, AND THE SOUTHEAST CORNER OF JEFFREY A. AND CANDI S. BUSH'S TRACT TWO, IN OFFICIAL RECORD 427, PAGES 2453 AND 2454, AND CONTINUING WITH THE SAID RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF TRACT TWO AND PASSING THE SOUTHWEST CORNER OF LOT 20 AND THE SOUTHEAST CORNER OF LOT 19 AND WITH THE SOUTH LINE OF LOT 19, AND PASSING THE SOUTHWEST CORNER OF TRACT TWO AND THE SOUTHEAST CORNER OF JEFFREY A. AND CANDI S. BUSH'S TRACT ONE, IN OFFICIAL RECORD 427, PAGES 2453 AND 2454, AND CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF SAID STREET AND ALONG THE SOUTH LINE OF TRACT ONE TO ANOTHER SET 5/8"x 30" REBAR WITH AN I.D.CAP, AND BEING THE SOUTHWEST CORNER OF TRACT ONE AND THE SOUTHEAST CORNER OF LORI A. BROWN'S ORIGINAL 0.19 ACRE TRACT, IN VOLUME 243, PAGES 301 AND 302,

THENCE North 34 degrees 40 minutes 05 seconds East for a distance of 54.81 feet LEAVING THE SAID NORTH RIGHT-OF-WAY LINE OF SAID STREET AND WITH THE WEST LINE OF TRACT ONE AND ALONG THE EAST LINE OF THE ORIGINAL 0.19 ACRE TRACT AND PASSING OUT OF LOT 19 AND PASSING INTO LOT 20 TO ANOTHER SET 5/8"x 30" REBAR WITH AN I.D.CAP, AND BEING THE MOST EAST CORNER OF THE 0.19 ACRE TRACT, (NOTE: ALSO AT THIS LOCATION THE LAND TO THE NORTH OWNERSHIP IS UNKNOWN AT THIS TIME),

THENCE South 77 degrees 32 minutes 00 seconds East for a distance of 11.62 feet WITH THE NORTH LINE OF TRACT ONE TO A FOUND 1" SOLID IRON ROD, AND BEING THE NORTHEAST CORNER OF TRACT ONE AND THE NORTHWEST CORNER OF TRACT TWO,

THENCE South 76 degrees 08 minutes 48 seconds East for a distance of 11.93 feet WITH THE NORTH LINE OF TRACT TWO, TO ANOTHER FOUND 1" SOLID IRON ROAD, AND BEING THE NORTHEAST CORNER OF TRACT TWO, AND THE NORTHWEST CORNER OF TRACT THREE,

THENCE South 76 degrees 02 minutes 27 seconds East for a distance of 26.62 feet WITH THE NORTH LINE OF TRACT THREE TO ANOTHER FOUND 1" SOLID IRON ROD, AND BEING THE NORTHEAST CORNER OF TRACT THREE, AND A POINT ON THE EAST LINE OF BRADFORD,

THENCE South 02 degrees 56 minutes 38 seconds West for a distance of 60.74 feet WITH THE EAST LINE OF TRACT THREE AND THE WEST LINE OF BRADFORD AND PASSING A SET 5/8"x 30" REBAR WITH A PLASTIC I.D.CAP, STAMPED T.G.SMITH AND ASSOCIATES\S-8051, AT A DISTANCE OF 58.74 FEET, (NOTE: SAID MONUMENT IS A REFERENCE TO THE SOUTHEAST CORNER OF TRACT THREE) AND CONTINUING WITH THE EAST LINE OF TRACT THREE AND WITH THE WEST LINE OF BRADFORD TO THE PLACE OF BEGINNING,

Together with and subject to covenants, easements, and restrictions of record. THIS DESCRIPTION FROM A SURVEY BY T.G.SMITH AND ASSOCIATES, FEBRUARY 2011. NORTH BASED ON MAGNETIC NORTH.

Said property contains 0.0840 acres more or less.

10399.LEG.2011



*T.G. Smith*  
TERRENCE G. SMITH, P.S.  
R.L.S.No.S-8051

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *S. Blause*  
DATE: 2-10-11



**G. SMITH & ASSOCIATES**  
 301 W. THIRD ST. 5556 LAKE MICHIGAN DR.  
 WAVERLY, OHIO, 45690 \* FAIRFIELD, OHIO, 45014  
 740-947-8106 513-939-3443

SCALE: 1" = 40' OFFICE: T.G.S. DATE: 1-2011  
 RESEARCH: C.M.B. APPROVED: T.G.S.  
 FIELD/DATE: C.M.B. 1-2011 DATE: 1-2011

L-71  
10399  
2011

**BEING A SURVEY TO COMBINE TRACTS ONE, TWO AND THREE FOR JEFFREY A. & CANDI S. BUSH**

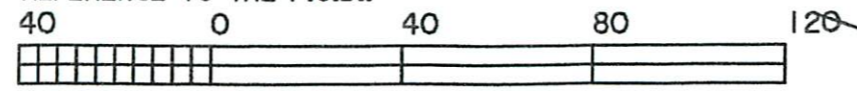
**DUE TO THE FACT THAT THE DESCRIPTIONS OF RECORD ARE AMBIGUOUS AT BEST THIS SURVEY IS BASED ON FOUND MONUMENTATION AND OCCUPATION LINES & DEED CALLS OF RECORD**

SITUATED IN AND BEING A PART OF SECTION 25, TOWNSHIP 6, RANGE 12, IN ROME TOWNSHIP, ATHENS COUNTY, STATE OF OHIO, AND BEING ALL OF THE LANDS OF JEFFREY A. & CANDI S. BUSH'S PROPERTY KNOWN AS REACTS ONE, TWO & THREE (NOTE: WHICH IS ALSO LOCATED WITHIN THE VILLAGE OF GUYSVILLE (ALSO KNOWN AS SAVANNAH) TRACTS ONE, TWO AND THREE ARE PART OF THE ORIGINAL PLAT OF SAVANNAH, DATED 1837, SAID TRACT ONE IS PART OF LOT 20 OF THE PLAT OF SAVANNAH, (HOWEVER BASED ON FOUND MONUMENTATION AND OCCUPATION LINES AND THE ORIGINAL DEED CALL ALONG THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET SAID TRACT IS PART OF LOT 20 AND ALSO PART OF LOT 19 OF THE SAID SUBDIVISION, TRACTS TWO AND THREE ARE PART OF LOT 20 OF THE ORIGINAL SUBDIVISION) IN OFFICIAL RECORD 427, PAGES 2453 AND 2454, SAID TRACTS ARE ALSO KNOWN AS TAX-PARCEL No.K01-0250125-00.

**CALLS FOR THE NEW SURVEY**

COURSE	BEARING	DISTANCE
L-1	N 70°23'39"W	81.54'
L-2	N 34°40'05"E	54.81'
L-3	S 77°32'00"E	11.62'
L-4	S 76°08'48"E	11.93'
L-5	S 76°02'27"E	26.62'
L-6	S 02°56'38"W	60.74'

NOTE: "AAA" IS THE P.O.B., HOWEVER AT THAT LOCATION IS A WATER METER, AT N 02°56'38" E AT 2' IS A SET 5/8" x 30" REBAR WITH AN I.D.CAP, AND BEING A REFERENCE TO THE P.O.B..



**CONTAINS 0.840 ACRES**

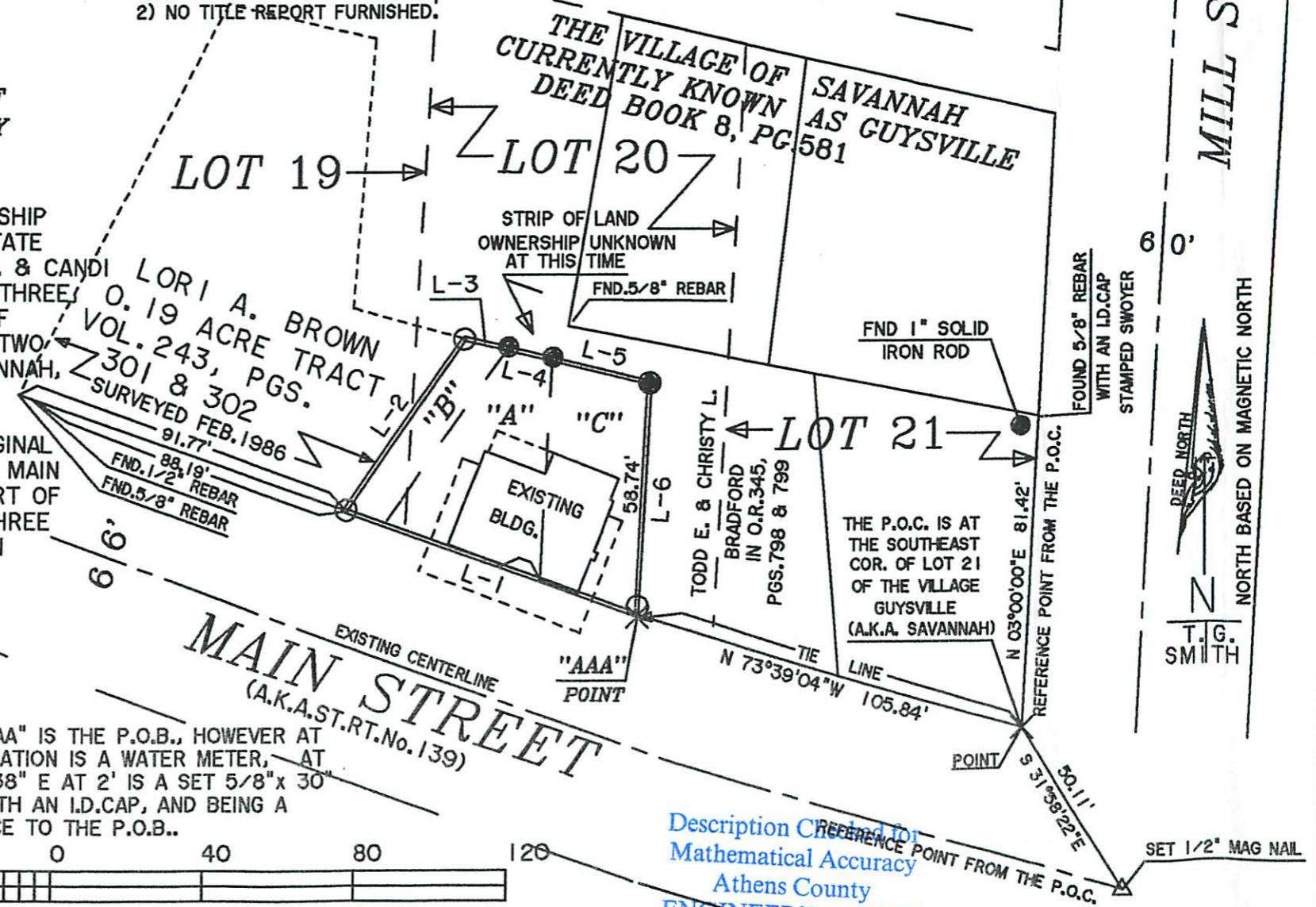
ACREAGE WITHIN LOT 19 IS 0.0057, WITHIN LOT 20 IS 0.0783 GRAPHIC SCALE - FEET

**NOTE**  
 "A" IS BEING TRACT TWO, IN O.R.427, PGS.2453 & 2454  
 "B" IS BEING TRACT ONE, IN O.R.427, PGS.2453 & 2454  
 "C" IS BEING TRACT THREE, IN O.R.427, PGS.2453 & 2454

**NOTE**  
 1) THIS BOUNDARY SURVEY DOES NOT PURPORT TO REFLECT ALL EASEMENTS AND/OR ENCUMBRANCE AFFECTING THE TITLE TO THE SUBJECT PROPERTY.  
 2) NO TITLE REPORT FURNISHED.

**LEGEND**

- = ALL SET 5/8" x 30" REBAR WITH A PLASTIC I.D.CAP, STAMPED T.G.SMITH & ASSOC.\S-8051
- = FOUND 1" SOLID IRON ROD ALL OTHERS AS SHOWN



Description Checked for  
 Mathematical Accuracy  
 Athens County  
**ENGINEER'S OFFICE**

BY: S. Blau  
 DATE: 2-10-11



**MILL STREET**