

MAY 24 2016

Jill Thompson
Athens County Auditor

5.010 AC SPLIT FOR
ANDY THOMAS

Situate in the State of Ohio, Athens County, Troy Township, Section 24, T11N, R5W and being part of a 23.515 acre parcel conveyed James A. and Bonnie M. Cremeans recorded in Official Record 402, Page 450 and being more particularly described as follows:

Commencing at a stone found at the northwest corner of the Southwest Quarter of the Southeast Quarter of Section 24, being the northwest corner of a 23.515 acre parcel conveyed to conveyed James A. and Bonnie M. Cremeans recorded in Official Record 402, Page 450 and on the west line of a 75.710 acre parcel conveyed to Donald and Shirley Welch recorded in Deed Volume 343, Page 279, thence South 02 degrees 13 minutes 42 seconds West 1123.54 feet along the west line of a 23.515 acre parcel conveyed to conveyed James A. & Bonnie M. Cremeans recorded in Official Record 402, Page 450, the east line of a 75.710 acre parcel conveyed to Donald and Shirley Welch recorded in Deed Volume 343, Page 279 and the east line of a 5.200 acre parcel conveyed to Donald E. and Shirely M. Welch, recorded in Deed Volume 338, Pge 377 to an iron pin set on the west line of a 75.710 acre parcel conveyed to Donald and Shirley Welch recorded in Deed Volume 343, Page, said iron pin set being the **Point of Beginning** for parcel herein described;

Thence from the **Point of Beginning** North 77 degrees 59 minutes 35 seconds East, 614.99 feet along a new division line to an iron pin found at the southwest corner of a 1.550 acre parcel conveyed to James A. and Bonnie M. Cremeans, recorded in Deed Volume 362, Page 217;

Thence South 81 degrees 44 minutes 11 seconds East, 241.94 feet along the south line of a 1.550 acre parcel conveyed to James A. and Bonnie M. Cremeans, recorded in Deed Volume 362, Page 217 to a point in the center of Wildman Rd. and on the west line of a 15.190 acre parcel conveyed to James A. and Bonnie M. Cremeans, recorded in Official Record 298, Page 511 (passing an iron pin found online at 221.85 feet);

Thence along the centerline of Wildman Rd., the west line of a 15.190 acre parcel conveyed to James A. and Bonnie M. Cremeans, recorded in Official Record 298, Page 511 and the east line of a 23.515 acre parcel conveyed to conveyed James A. & Bonnie M. Cremeans recorded in Official Record 402, Page 450 the following two courses:

1. South 06 degrees 35 minutes 37 seconds West, 123.48 feet to a point;
2. South 05 degrees 15 minutes 46 seconds West, 173.77 feet to a point on the southeast corner of a 23.515 acre parcel conveyed to conveyed James A. and Bonnie M. Cremeans recorded in Official Record 402, Page 450, the southwest corner of a 15.190 acre parcel conveyed to James A. and Bonnie M. Cremeans, recorded in Official Record 298, Page 511, the northwest corner of a 14.910 acre parcel conveyed to Donald E. and Shirley M. Welch, recorded in Deed Volume 338, Page 377, the northeast corner of a 57.000 acre parcel conveyed to Philip W. and Olga M. Thomas, recorded in Deed Volume 346, Page 591, a point on the south line of Section 24 and a point on the north line of Section 23;

Thence leaving the centerline of Wildman Rd., North 87 degrees 44 minutes 57 seconds West, 818.11 feet along the south line of a 23.515 acre parcel conveyed to conveyed James A.

and Bonnie M. Cremeans recorded in Official Record 402, Page 450, the north line of a 57.000 acre parcel conveyed to Philip W. and Olga M. Thomas, recorded in Deed Volume 346, Page 591, the south line of Section 24 and the north line of Section 23 to an iron pin set on the northeast corner of a 0.120 acre parcel conveyed to Gerold R. and Lisa A. Welch, recorded in Official Record 306, Page 1163 and the southeast corner of a 2.510 acre parcel conveyed to Gerold R. and Lisa A. Welch, recorded in Official Record 306, Page 1163 (passing an iron pin found online at 540.70 feet);

Thence North 02 degrees 13 minutes 42 seconds East, 170.54 feet along the east line of a 5.200 acre parcel conveyed to Donald E. and Shirley M. Welch recorded in Deed Volume 338, Page 377 to the **Point of Beginning**.

The above described contains **5.010** acres more or less (5.010 acres in L010010068901 which presently contains 23.515 acres).

Subject to all legal easements and rights of way.


Plat of survey is attached hereto and made a part thereof.

All iron pins set are 3/4 inch by 30 inch rebar with a cap stamped "Canter S-7226".

This description was prepared under the direction and supervision of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey made by Canter Surveying/GPS Services, Inc., completed January 2016.

Prior Instrument Reference: D.V. 402, Pg. 450, of the Athens County Recorder's Office.

Bearings are NAD 83(2011), Ohio State Plane, South Zone Grid. Based on GPS observations. To obtain ground distances and coordinates multiply each distance, northing and easting by the reciprocal of 0.999909367 which equals 1.000090641. Reference the south line of Section 24 as being North 87 degrees 44 minutes 57 seconds West.



Robert C. Canter, P.S. 7226

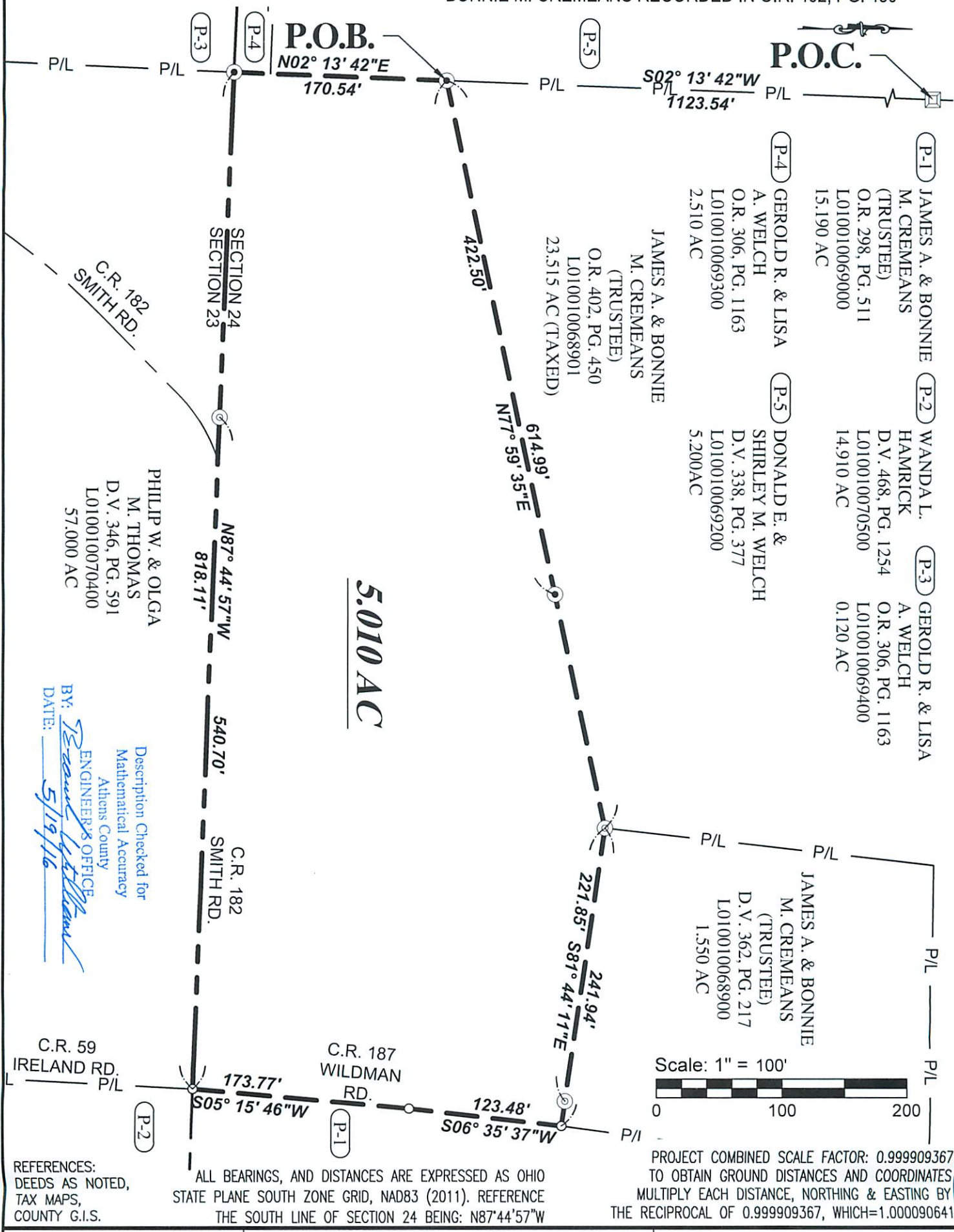
2-18-16
Date



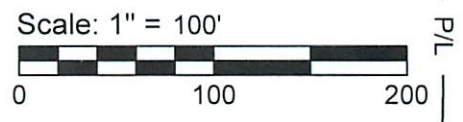
LEGEND

- POINT (NO MONUMENT SET)
- ⊙ IRON PIN FOUND
- ⊞ STONE FOUND
- ⊙ 3/4" IRON PIN SET WITH PLASTIC CAPS STAMPED "CANTER 7226" (UNLESS OTHERWISE NOTED)

**PLAT OF SURVEY FOR
ANDY THOMAS**
SITUATE IN THE STATE OF OHIO, ATHENS COUNTY, TROY
TOWNSHIP, SECTION 24, T11N R5W, AND BEING PART OF
A 23.515 ACRE PARCEL CONVEYED TO JAMES A. &
BONNIE M. CREMEANS RECORDED IN O.R. 402, PG. 450



- P-1** JAMES A. & BONNIE M. CREMEANS (TRUSTEE)
O.R. 298, PG. 511
L010010069000
15.190 AC
- P-2** WANDAL L. HAMRICK
D.V. 468, PG. 1254
L010010070500
14.910 AC
- P-3** GEROLD R. & LISA A. WELCH
O.R. 306, PG. 1163
L010010069400
0.120 AC
- P-4** GEROLD R. & LISA A. WELCH
O.R. 306, PG. 1163
L010010069300
2.510 AC
- P-5** DONALD E. & SHIRLEY M. WELCH
D.V. 338, PG. 377
L010010069200
5.200 AC
- JAMES A. & BONNIE M. CREMEANS (TRUSTEE)
O.R. 402, PG. 450
L010010068901
23.515 AC (TAXED)
- JAMES A. & BONNIE M. CREMEANS (TRUSTEE)
D.V. 362, PG. 217
L010010068900
1.550 AC



PROJECT COMBINED SCALE FACTOR: 0.999909367
TO OBTAIN GROUND DISTANCES AND COORDINATES
MULTIPLY EACH DISTANCE, NORTHING & EASTING BY
THE RECIPROCAL OF 0.999909367, WHICH=1.000090641

ALL BEARINGS, AND DISTANCES ARE EXPRESSED AS OHIO
STATE PLANE SOUTH ZONE GRID, NAD83 (2011). REFERENCE
THE SOUTH LINE OF SECTION 24 BEING: N87°44'57\"/>

REFERENCES:
DEEDS AS NOTED,
TAX MAPS,
COUNTY G.I.S.

Description Checked for
Mathematical Accuracy
Athens County

BY: *Robert C. Canter*
ENGINEER'S OFFICE
DATE: 5/19/16



Robert C. Canter, P.S.
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SURVEYED JANUARY 2016 UNDER THE SUPERVISION AND DIRECTION OF ROBERT C. CANTER.
SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY.

Robert C. Canter 2-18-16

ROBERT C. CANTER, P.S. 7226 DATE

PROJECT NO.	SCALE	DRAWN BY:	CHECKED BY:
16009	1"=100'	D. CONLEY	R.C.CANTER

SEAL

H:\Projects\16009\16009.dwg 5/19/16 1:12pm