

Description of survey for Phyllis Bolin

Being a part of a tract of land transferred to Phillip and Phyllis Bolin as recorded in Official Records Volume 230 at page 713 Athens County Recorder's Office, Athens County, Ohio, also being a part of the Village of Albany, Section 2, Township-10, Range-15, Lee Township, Athens County, State of Ohio and more particularly described as follows;

Beginning at a 5/8" iron pin found being the Southwest corner of the Southeast Quarter of said Section 2 and also being a point in the centerline of County Road 13 (Carpenter Road);

Thence along said centerline also being the East line of a tract transferred to Idyllic Acres Ltd. as recorded in Official Records Volume 361 at page 516 North 06°01'40" East a distance of 791.84 feet to a mag nail set;

Thence leaving said centerline and thru the lands of the grantor the following two courses;

1. South 74°52'34" East passing a 5/8" iron pin set at a distance of 22.38 feet and going a total distance of 813.70 feet to a 5/8" iron pin set;
2. South 67°02'56" East a distance of 235.62 feet to a 5/8" iron pin set being a point on the West right of way line of the Consolidated Rail Corporation;

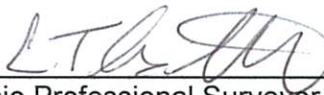
Thence along said West right of way line South 14°12'09" West a distance of 587.88 feet to a 5/8" iron pin set being a point on the South line of Section 2;

Thence leaving said West right of way line and along the South line of Section 2 North 84°44'33" West passing a 5/8" iron pin set at a distance of 915.38 feet and going a total distance of 945.38 feet to the principal point of beginning containing 15.953 acres more or less subject to all legal easements and rights of way.

Bearings are based on the South line of Section 2 as being North 84°44'33" West as per survey by S. A. England and Associates on March 3rd, 2013.

All iron pins set are 5/8"X30" rebar with 1-1/4" plastic ID cap stamped "CTS-6844".

The above description was prepared from an actual survey made on the 7th day of August, 2020, by C. Thomas Smith, Ohio Professional Surveyor, No. 6844.


Ohio Professional Surveyor No. 6844



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

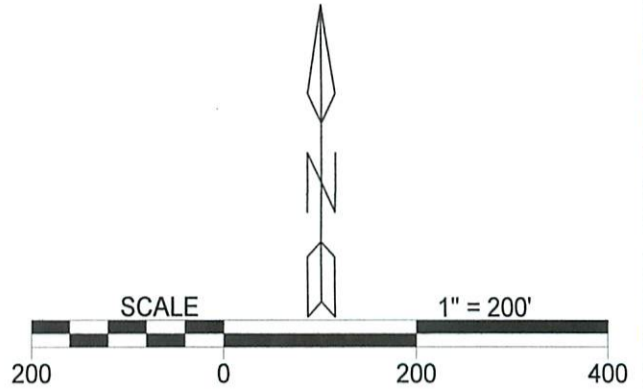
SEP 16 2020

Jill Thompson
Athens County Auditor

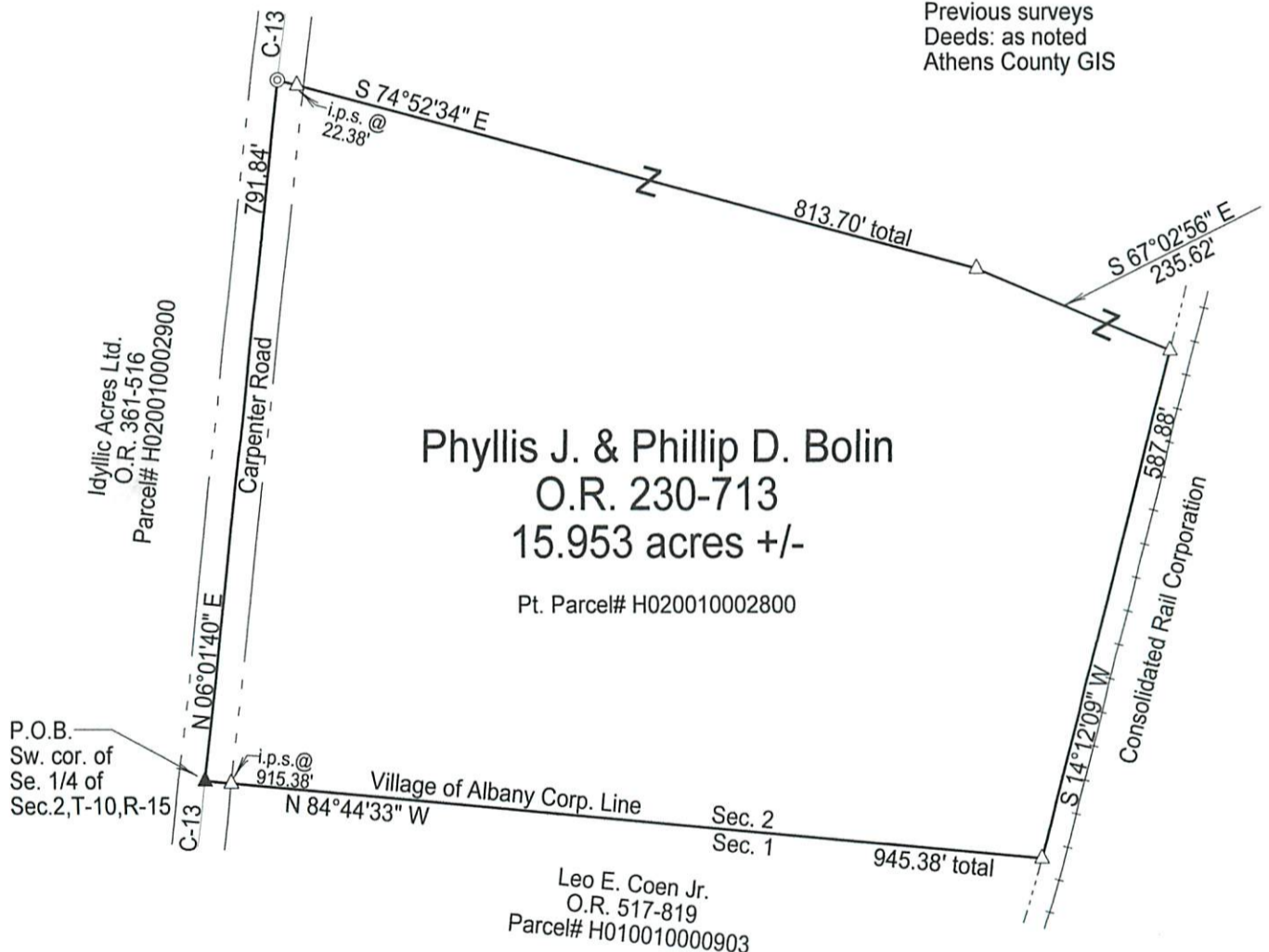
BEING A PART OF THE VILLAGE OF ALBANY, SECTION 2, TOWNSHIP-10,
RANGE-15, LEE TOWNSHIP, ATHENS COUNTY, STATE OF OHIO.

LEGEND

- △ 5/8" iron pin set w/ 1-1/4" ID cap stamped CTS-6844
- ▲ 5/8" iron pin found
- ⊙ mag nail set
- point



REFERENCES
Current Tax Plats
Previous surveys
Deeds: as noted
Athens County GIS



Phyllis J. & Phillip D. Bolin
O.R. 230-713
15.953 acres +/-
Pt. Parcel# H020010002800

Legal Description Pre-Approval
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Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Peter Smith*
DATE: 8/28/20



SEP 16 2020

Jill Thompson
Athens County Auditor

Note: Bearings are based on the South Line of Section 2 as being N 84°44'33" W as per survey by S.A. England & Assoc. on 3/3/2013.

All iron pins set are 5/8"X30" rebar with 1-1/4" plastic ID cap stamped "CTS-6844".

Surveyed & platted by:
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Plat prepared from an actual survey made on the 7th day of August, 2020 by,

C. Thomas Smith
C. Thomas Smith Ohio Professional Surveyor No. 6844