Description of survey for Jackson Ross and Timothy Bissell

Being a part of a 20.149 acre tract of land transferred to Jackson Ross and Timothy Bissell as recorded in Official Records Volume 626 at page 1634, Athens County Recorder's Office, Athens County, Ohio, being a part of Lease Lot 3, Section 18, Township-8, Range-14, Alexander Township, Athens County, State of Ohio, and more particularly described as follows;

Beginning for reference at the southwest corner of Lease Lot 1, T-8, R-14;

Thence along the west line of said Lease Lot 1 and the east line of Lease Lot 3, North 02°18'12" East, a distance of 75.00 feet to a 1" iron pipe found being the northwest corner of a 1.90 acre tract transferred to Hilda Cross as recorded in Official Records Volume 310 at page 575 and the southeast corner of said 20.149 acre tract;

Thence leaving said Lease Lot line and along the north line of said 1.90 acre and the south line of said 20.149 acre tract, South 89°46'12" West, a distance of 200.00 feet to a 5/8" iron pin set, said iron pin being the point of beginning for the tract herein described;

Thence continuing along said line, South 89°46'12" West a distance of 536.61 feet to an existing 1 1/2" iron pipe being the northwest corner of said 1.90 acre tract;

Thence leaving said 1.90 acre tract and along the boundary of a 0.205 acre tract transferred to Le-Ax Water District as recorded in Official Records Volume 469 at page 2618, the following two courses;
1. North 75°49'45" West, a distance of 101.20 feet to a 5/8" iron pin with a plastic ID cap stamped "Cassell S-6378" found;
2. South04°06'41"West, passing thru a 5/8" iron pin with a plastic ID cap stamped "Cassell S-6378" found at a distance of 68.96 feet and going a total distance of 91.11 feet to a point in the centerline of Township Road 59, Bassett Road;

Thence leaving said 0.205 acre tract and along said centerline the following thirteen courses;
1. North77°24'09"West, a distance of 15.84 feet to a point;
2. North78°46'35"West, a distance of 49.84 feet to a point;
3. North85°55'33"West, a distance of 50.90 feet to a point;
4. North61°00'24"West, a distance of 57.24 feet to a point;
5. North38°58'58"West, a distance of 36.96 feet to a point;
6. North28°04'53"West, a distance of 134.36 feet to a point;
7. North23°34'43"West, a distance of 53.58 feet to a point;
8. North14°20'15"West, a distance of 45.71 feet to a point;
9. North06°09'39"West, a distance of 173.26 feet to a point;
10. North05°47'26"West, a distance of 48.54 feet to a point;
11. North01°47'50"West, a distance of 79.50 feet to a point;
12. North06°05'11"East, a distance of 40.24 feet to a point;
13. North14°40'25"East, a distance of 33.32 feet to a point;

Description Checked for Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: garrett j Mead
DATE: 10/8/2026

Thence leaving said centerline and thru the lands of the grantor the following three courses;
1. South81°14'21"East, passing thru a 5/8" iron pin set at a distance of 17.45 feet and going a total distance of 248.62 feet to a 5/8" iron pin set;
2. South06°19'03"East, a distance of 349.41 feet to qa 5/8" iron pin set;
3. South72°41'41"East, a distance of 685.85 feet to the point of beginning containing 5.022 acres more or less subject to all legal easements and rights of way.

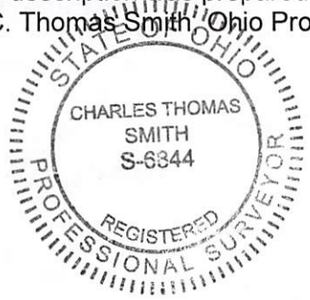
Being a part of Parcel Number B010010030100.

Bearings derived from the bearing system of the 5.001 acre tract recorded in Official Records Volume 570 at page 2156.

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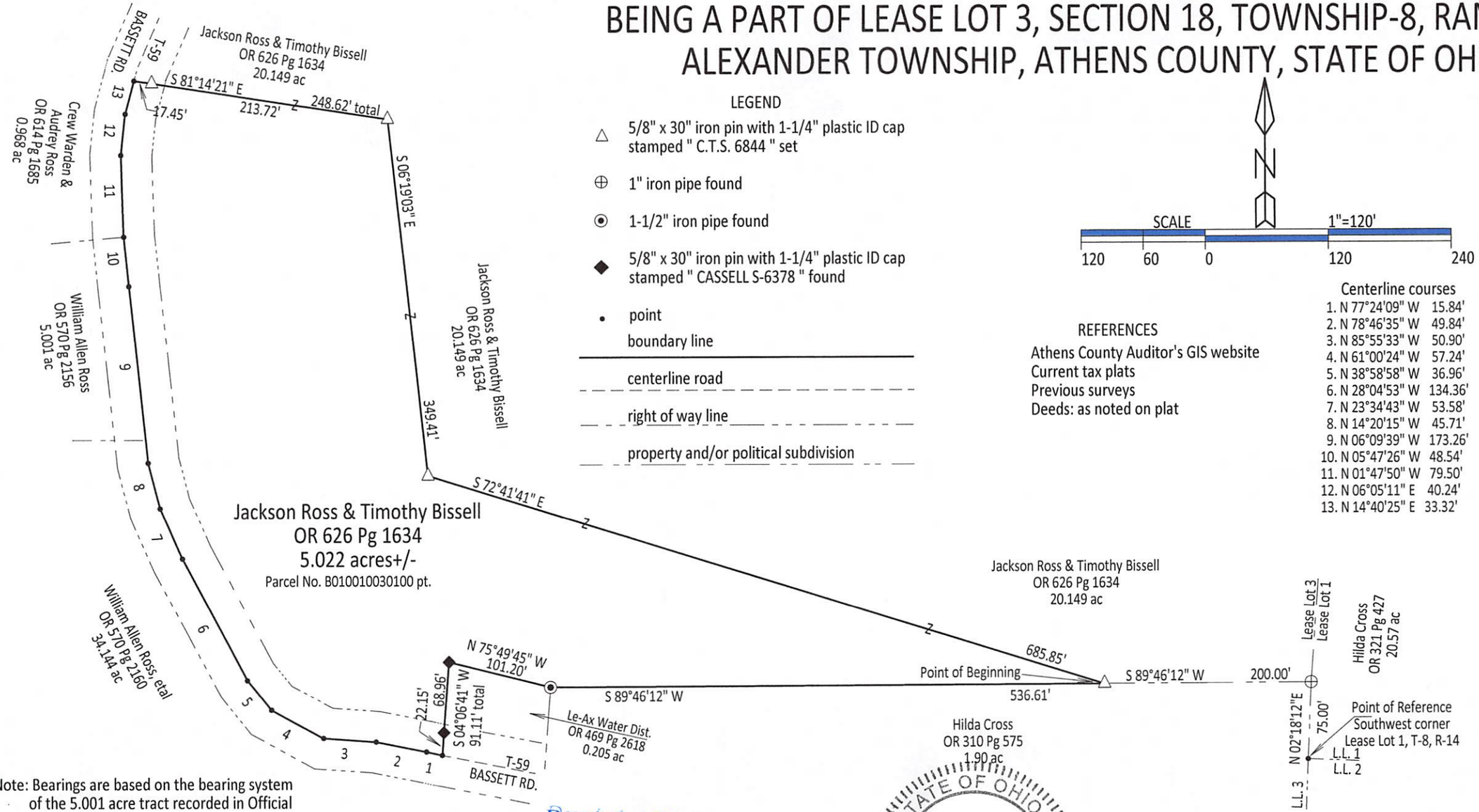
All iron pins set are 5/8"X30" rebar with 1 1/4" plastic ID cap stamped "CTS-6844".

The above description was prepared from an actual survey made on the 29th day of September, 2026, by C. Thomas Smith, Ohio Professional Surveyor, No. 6844.



Ohio Professional Surveyor No. 6844

BEING A PART OF LEASE LOT 3, SECTION 18, TOWNSHIP-8, RANGE-14, ALEXANDER TOWNSHIP, ATHENS COUNTY, STATE OF OHIO



LEGEND

- △ 5/8" x 30" iron pin with 1-1/4" plastic ID cap stamped " C.T.S. 6844 " set
- ⊕ 1" iron pipe found
- ⊙ 1-1/2" iron pipe found
- ◆ 5/8" x 30" iron pin with 1-1/4" plastic ID cap stamped " CASSELL S-6378 " found
- • point
- boundary line
- centerline road
- right of way line
- property and/or political subdivision

N

SCALE 1"=120'

120 60 0 120 240

REFERENCES

Athens County Auditor's GIS website
Current tax plats
Previous surveys
Deeds: as noted on plat

Centerline courses

1. N 77°24'09" W 15.84'
2. N 78°46'35" W 49.84'
3. N 85°55'33" W 50.90'
4. N 61°00'24" W 57.24'
5. N 38°58'58" W 36.96'
6. N 28°04'53" W 134.36'
7. N 23°34'43" W 53.58'
8. N 14°20'15" W 45.71'
9. N 06°09'39" W 173.26'
10. N 05°47'26" W 48.54'
11. N 01°47'50" W 79.50'
12. N 06°05'11" E 40.24'
13. N 14°40'25" E 33.32'

Note: Bearings are based on the bearing system of the 5.001 acre tract recorded in Official Records Volume 570 at page 2156.

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

Description Checked for Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Garrett Mark
DATE: 10/8/2026

STATE OF OHIO
CHARLES THOMAS SMITH
S-6844
REGISTERED PROFESSIONAL SURVEYOR

Plat prepared from an actual survey made on the 29th day of September, 2026 by,

C. Thomas Smith Ohio Professional Surveyor No. 6844