

Description of survey for Steve Bush

Being a part of tracts of land transferred to Riverside Apartments of Athens, LLC as recorded in Official Records Volume 493 at page 1794 Athens County Recorder's Office, Athens County, Ohio, also being a part of the City of Athens, Farm Lot 94, Section 21, Township-9, Range-14, Athens Township, Athens County, State of Ohio and more particularly described as follows;

Beginning for reference at the Northeast corner of said Farm Lot 94;

Thence along the north line of said Farm Lot 94 North $89^{\circ} 05' 53''$ West, a distance of 433.81 feet to a point;

Thence leaving said north line South $00^{\circ} 54' 07''$ West, a distance of 63.51 feet to iron pipe found being the northeast corner of said Tract One and the northwest corner of said Tract Two and being the point of beginning for the tract herein described;

Thence along the north line of said Tract Two North $81^{\circ} 56' 00''$ East, a distance of 38.56 feet to a 5/8" iron pin set;

Thence leaving said north line and thru the lands of the grantor South $39^{\circ} 51' 02''$ East, passing thru the west line of said Tract Two at a distance of 255.05 feet and thru a 5/8" iron pin set at a distance of 382.14 feet and going a total distance of 412.14 feet to a point in the centerline of West Union Street, also known as State Route 56;

Thence along said centerline the following two courses;

1. Along a curve to the right having a radius of 954.93 feet, a delta angle of $21^{\circ} 50' 51''$, a length of 364.12 feet, the chord being South $69^{\circ} 49' 34''$ West a distance of 361.92 feet to a point;
2. South $80^{\circ} 45' 13''$ West, a distance of 301.78 feet to a point being the intersection of said centerline and the east right of way line of Conrail, formerly known as New York Central Railroad;

Thence leaving said centerline and along said east right of way line the following two courses;

1. North $14^{\circ} 30' 00''$ East, passing thru an iron pin found at a distance of 30.00 feet and going a total distance of 190.00 feet to an iron pin found;
2. North $10^{\circ} 45' 00''$ East, a distance of 260.04 feet to an iron pin found;

Thence leaving said east right of way line and along the grantor's northerly boundary North $79^{\circ} 22' 30''$ East, a distance of 243.40 feet to the point of beginning containing 4.389 acres, more or less in Tract One and 0.097 acres more or less of Tract Two for a total of 4.486 acres more or less, subject to all legal easements and rights of way.

Auditor Parcel ID numbers: A02-73500018-00, (Tract One) & A02-73500018-01, (Tract Two).

Bearings derived from the north line of Farm Lot 94 as running N $89^{\circ}05'53''$ W.

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

The above description was prepared from an actual survey made on the 2nd day of May, 2022, by C. Thomas Smith, Ohio Professional Surveyor, No. 6844.

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

MAY 25 2022

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Barbara Utter
DATE: 5/24/22

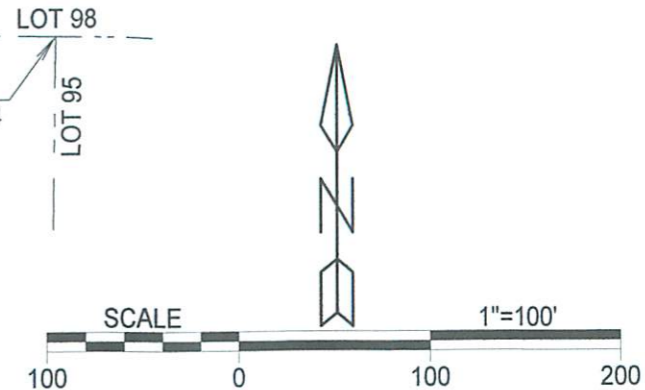
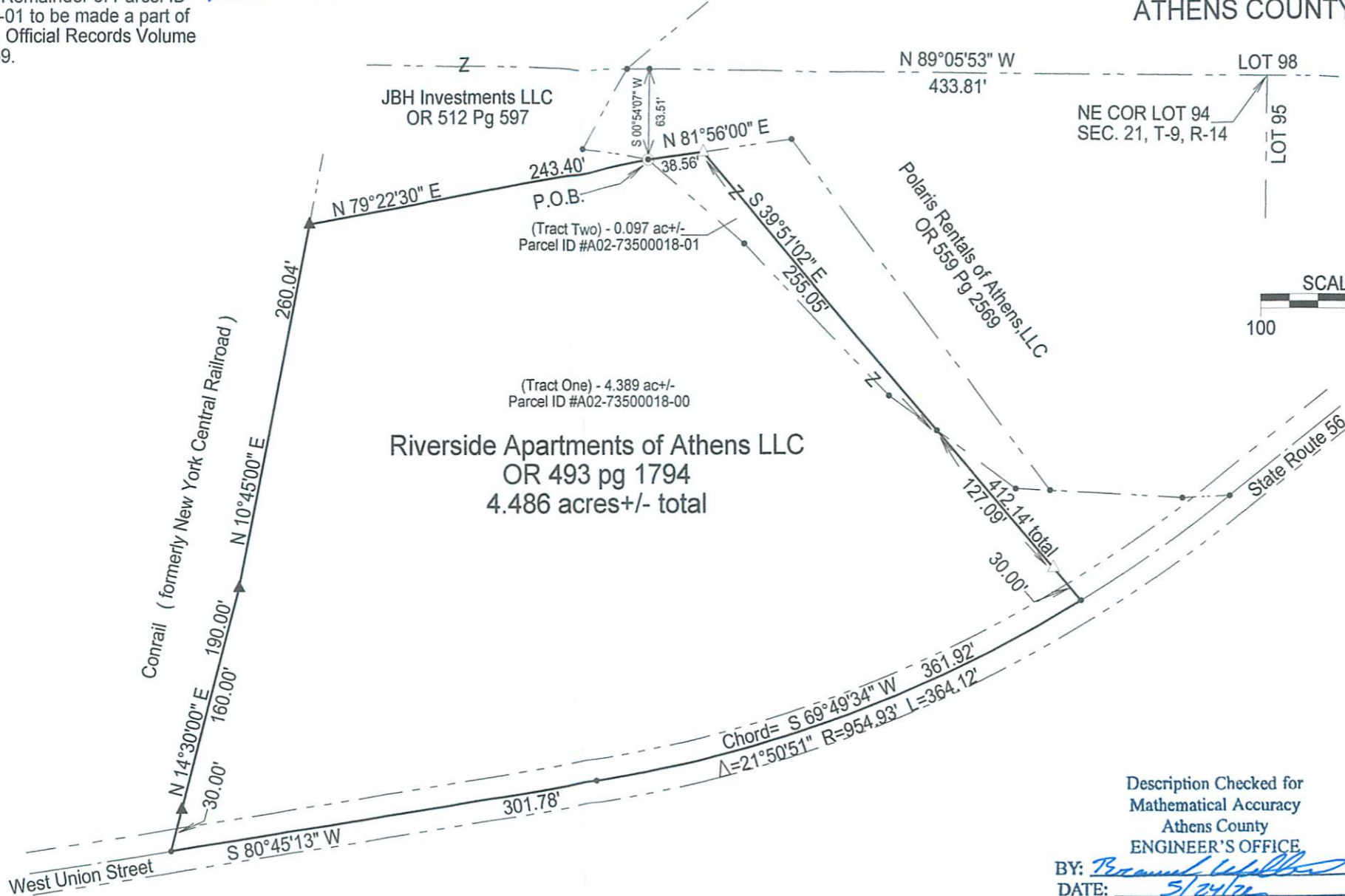

Ohio Professional Surveyor No. 6844



Note to Auditor: Remainder of Parcel ID #A02-73500018-01 to be made a part of tract recorded in Official Records Volume 559 at page 2569.

CRV
A02-73500018-002

BEING A PART OF THE CITY OF ATHENS, FARM LOT 94,
SECTION 21, TOWNSHIP-9, RANGE-14, ATHENS TOWNSHIP,
ATHENS COUNTY, STATE OF OHIO.



LEGEND

△	Iron pin set
▲	Iron pin found
•	Point
○	iron pipe found

REFERENCES
Current Tax Plats
Previous surveys
Deeds: as noted
Aerial Photographs
U.S.G.S. Topo Maps



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Prasad Upadhyay*
DATE: 5/24/22

Plat prepared from an actual survey made on the 2nd day of May, 2022 by,

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

Surveyed and platted by
C. Thomas Smith
Ohio Professional Surveyor No 6844
P.O. Box 1152, Logan, Ohio 43138
740-216-4170
ctssurveying@gmail.com

Note: Bearings derived from north line Farm Lot 94 as running N 89°05'53" W.

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