

Description of survey for Linda and John Brose

Being part of a tract of land transferred to John Adolph Brose and Linda Diane Brose as recorded in Official Records Volume 604 at page 971, Athens County Recorder's Office, Athens County, Ohio, being a part of Lease Lot 101, Sections 21 and 22, Township-9, Range-14, Athens Township, Athens County, State of Ohio, and more particularly described as follows;

Beginning for reference at an existing 5/8" iron pin with plastic ID cap stamped CTS-6844 taken to be the southwest corner of said Lease Lot 101;

Thence along the south line of said Lease Lot 101, South 84°22'12" East passing a 1" iron pipe taken to be the northwest corner of Lease Lot 98 at a distance of 572.62 feet and going a total distance of 777.32 feet to an existing 5/8" iron pin;

Thence leaving said south line and along the west line of a tract transferred to Jan Leonard et al, Trustees as recorded in Official Records Volume 415 at page 2187 and continuing along the west line of a tract transferred to Franklin Real Estate as recorded in Official Records Volume 191 at page 847, North 12°38'21" East a distance of 1061.84 feet to a 5/8" iron pin set being the point of beginning for the tract herein described;

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

1. North 54°12'56" West a distance of 744.09 feet to a 5/8" iron pin set;
2. North 23°27'16" East passing thru a 5/8" iron pin set at a distance of 205.52 feet and going a total distance of 257.18 feet to a point in the centerline of Township Road 241, Lavelle Road;

Thence along said centerline the following two courses;

1. North 61°30'09" East a distance of 23.08 feet to a point;
2. North 56°06'56" East a distance of 107.46 feet to a point on the southerly boundary of a tract transferred to Franklin Real Estate as recorded in Official Records Volume 191 at page 847;

Thence leaving said centerline and along said southerly boundary, formerly the southerly right of way of the CSX Transportation Railroad, the following four courses;

1. South 74°39'31" East a distance of 23.07 feet to a point;
2. South 15°21'00" West a distance of 20.00 feet to an existing 5/8" iron pin;
3. South 74°39'31" East a distance of 208.70 feet to an existing 5/8" iron pin with plastic ID cap stamped C.T.S.-6844;
4. Along a curve to the left having a radius of 3889.83 feet, a delta angle of 04°37'38" and the chord being South 77°03'22" East a distance of 314.06 feet to an existing steel stake;

Thence leaving said southerly boundary and along the west line of said Franklin Real Estate tract recorded in Official Records Volume 191 at page 847, South 12°38'21" West a distance of 605.67 feet to the point of beginning containing 7.016 acres more or less subject to all legal easements and rights of way.

Being a part of parcel number A010010045400.

Bearings are were derived from assuming the south line of Lease Lot 101 as running South 84°22'12" East and are for the determination of angles only.

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 9th day of June, 2023, by C. Thomas Smith, Ohio Professional Surveyor, No. 6844.

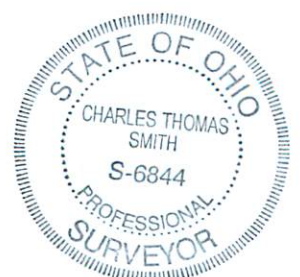
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

JUL 05 2023

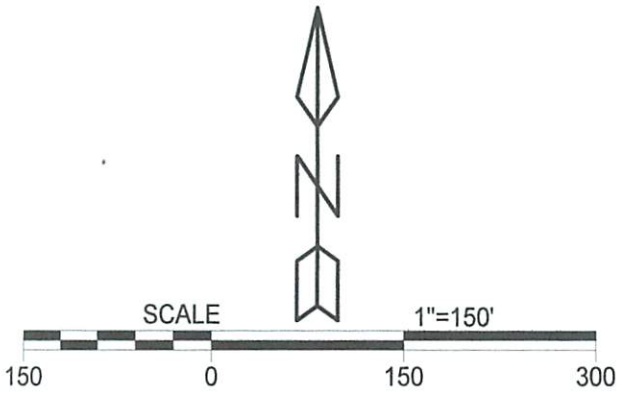
Jill Davidson
Athens County Auditor


Ohio Professional Surveyor No. 6844

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 7/5/23



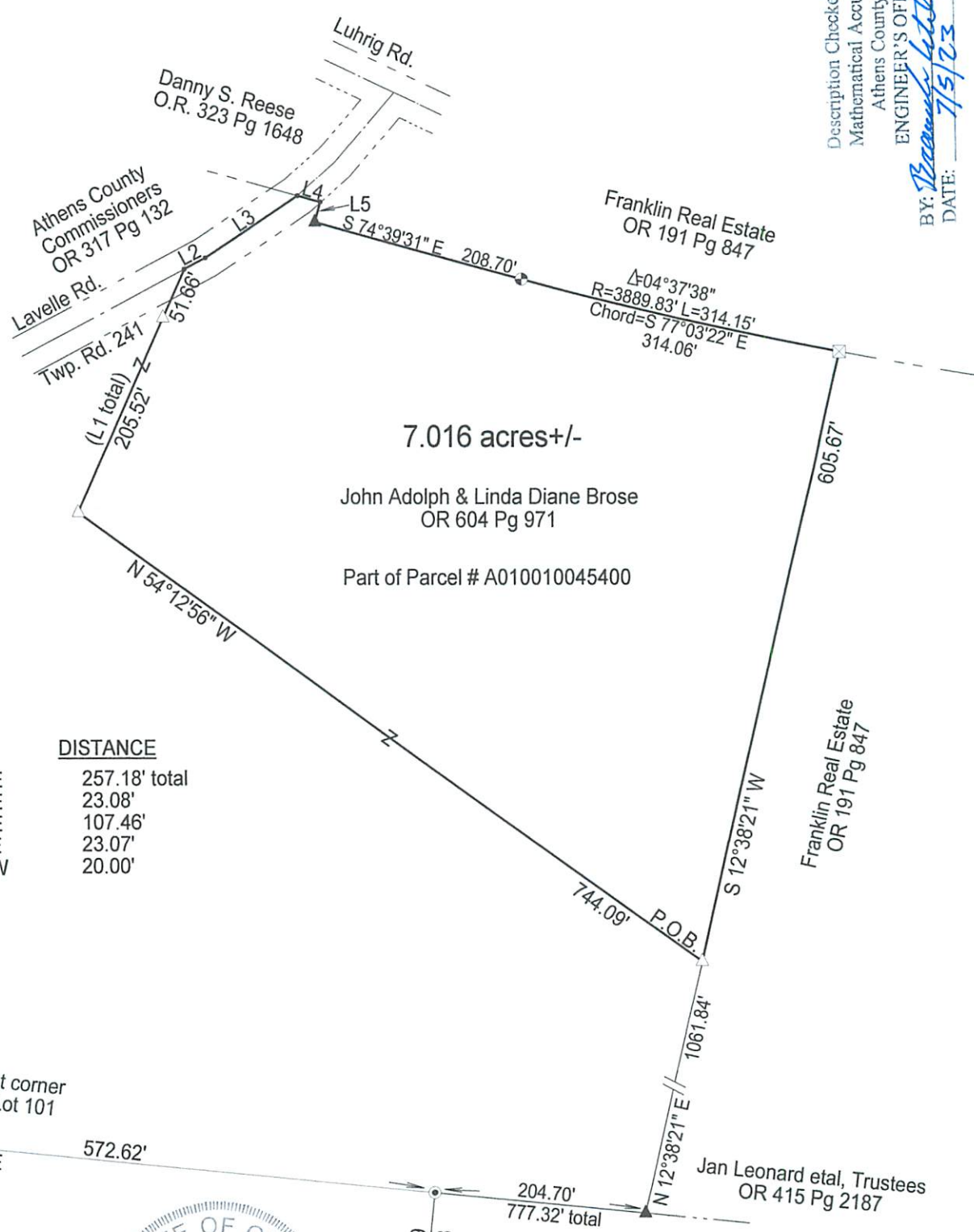
BEING A PART OF LEASE LOT 101, SECTIONS 21 AND 22,
TOWNSHIP-9, RANGE-14, ATHENS TOWNSHIP, ATHENS COUNTY, OHIO.



LEGEND

- △ 5/8" X 30" iron pin w/ plastic I.D. cap stamped " C.T.S. -6844 " set
- existing 5/8" X 30" iron pin w/ plastic I.D. cap stamped " C.T.S. -6844 "
- ▲ existing 5/8" iron pin
- ⊠ existing steel stake
- existing 1" iron pipe
- point

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 7/5/23



REFERENCES
Current tax plats
Previous surveys
Deeds as noted on plat

LINE	BEARING	DISTANCE
L1	N 23°27'16" E	257.18' total
L2	N 61°30'09" E	23.08'
L3	N 56°06'56" E	107.46'
L4	S 74°39'31" E	23.07'
L5	S 15°21'00" W	20.00'

L.L. 99
L.L. 101
P.O.R.
Southwest corner
of Lease Lot 101
S 84°22'12" E 572.62'



Note: Bearings were derived from assuming south line of Lease Lot 101 as running S 84°22'12" E and are for the determination of angles.

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

Plat prepared from an actual survey made on the 9th day of June, 2023 by,

[Signature]
C. Thomas Smith

Ohio Professional Surveyor 6844