

Description of Survey for Leonard L. Pikaart

Being a tract of land transferred to Leonard L. Pikaart as recorded in Official Records Volume 626 at page 1599, Athens County Records Office, Athens County, Ohio, and being a part of the Southeast Quarter of Section 16, Township-5, Range-12, Carthage Township, Athens County, State of Ohio and more particularly described as follows;

Beginning for reference at southeast corner of said Section 16, T-5, R-12:

Thence along the east line of said Section 16, North 02°17'52" East, a distance of 287.54 feet to an existing 3/8" iron pin being the intersection of said east section line and the northerly right of way line of Twin Oaks Drive and being the southwest corner of a 5.021 acre tract transferred to William Edward and Susanne Kay Castle, Trustees as recorded in Official Records Volume 612 at page 213 and being the point of beginning for the tract herein described;

Thence leaving said east section line and along the right of way of said Twin Oaks Drive, South 73°23'35" West, a distance of 17.59 feet to a 5/8" iron pin set being the intersection of said right of way line and the easterly boundary of a 2.103 acre tract transferred to the State of Ohio as recorded in Official Records Volume 297 at page 1743;

Thence leaving said right of way line and along the easterly boundary of said 2.103 acre tract the following eight courses;

1. North 50°20'18" West, a distance of 443.55 feet to a 5/8" iron pin set;
2. North 35°26'15" West, a distance of 409.60 feet to a 5/8" iron pin set;
3. North 31°49'27" West, a distance of 189.77 feet to an existing 3/4" iron pin with aluminum cap;
4. North 39°50'39" West, a distance of 506.40 feet to an existing 3/4" iron pin with aluminum cap;
5. North 53°27'59" West, a distance of 142.32 feet to a 5/8" iron pin set;
6. North 24°25'18" West, a distance of 853.65 feet to an existing 3/4" iron pin with aluminum cap;
7. North 07°40'13" West, a distance of 305.64 feet to an existing 3/4" iron pin with aluminum cap;
8. North 21°25'00" West, a distance of 196.38 feet to an existing 3/4" iron pin with aluminum cap;

Thence leaving said easterly boundary and along the south line of a 44.76 tract transferred to Donald E. Harley Jr. as recorded in Official Records Volume 600 at page 1736, South 87°24'21" East, a distance of 1704.06 feet to an existing 3/4" iron pipe being a point on the east line of said Section 16 and the west line of Fraction 4, Section 10, T-5, R-12;

Thence leaving said south line and along the east line of said Section 16 and the west line of a 50 acre tract transferred to William Edward and Susanne Kay Castle, Trustees as recorded in Official Records Volume 612 at page 213, South 02°18'38" West, a distance of 1734.31 feet to an existing 12" x 4" stone with a chiseled "T" being the southwest corner of said Fraction 4, Section 10 and the northwest corner of Fraction 12, Section 10;

Thence leaving the west line of said 50 acre tract and said Fraction 4 and along the west line of said 5.021 acre tract recorded in Official Records Volume 612 at page 213 and the west line of said Fraction 12, Section 10, South 02°38'27" West, a distance of 700.28 feet to the point of beginning containing 59.074 acres more or less subject to all legal easements and rights of way.

Bearings derived from U S 50 R/W plans (ATH-50-27.21).

All iron pin set are 5/8" x 30" with a 1 1/4" plastic ID cap stamped "CTS-6844".

All 3/4" iron pins with aluminum caps are inscribed ODOT R/W R.D. Zandee & Assoc.

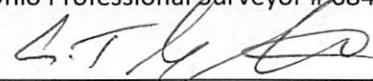
The above tract being Auditor Parcel # F010010026900.

The above description was prepared from an actual survey made of the 18th day of December, 2025 by, C. Thomas Smith, Ohio Professional Surveyor # 6844.

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

JAN 09 2026

Jill Davidson
Athens County Auditor

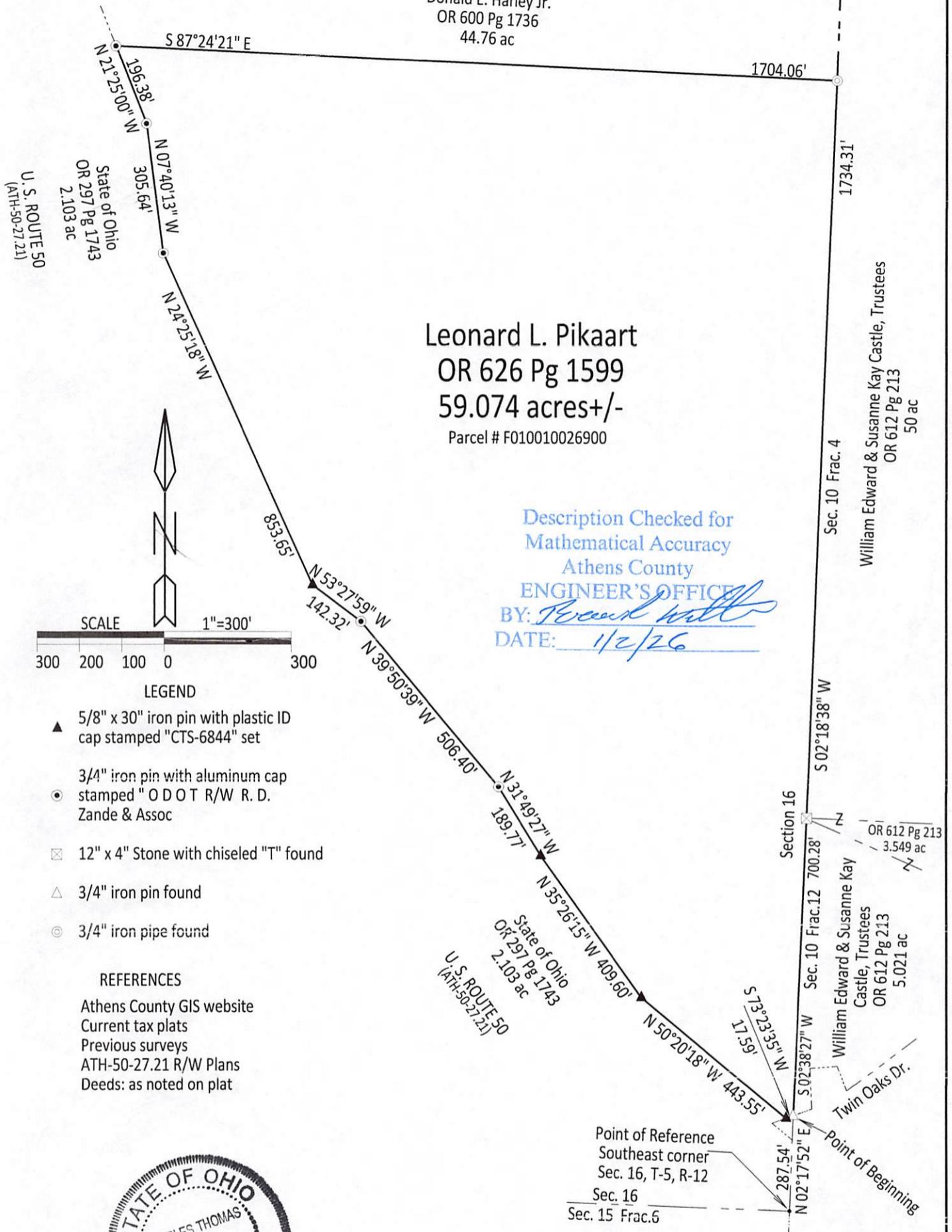

C. Thomas Smith Ohio Professional Surveyor #6844



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 1/2/26

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP-5
RANGE-12, CARTHAGE TOWNSHIP, ATHENS COUNTY, STATE OF OHIO.

Donald E. Harley Jr.
OR 600 Pg 1736
44.76 ac



Leonard L. Pikaart
OR 626 Pg 1599
59.074 acres +/-
Parcel # F010010026900

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 1/2/26



LEGEND

- ▲ 5/8" x 30" iron pin with plastic ID cap stamped "CTS-6844" set
- 3/4" iron pin with aluminum cap stamped "O D O T R/W R. D. Zande & Assoc"
- ⊠ 12" x 4" Stone with chiseled "T" found
- △ 3/4" iron pin found
- ⊙ 3/4" iron pipe found

REFERENCES

Athens County GIS website
Current tax plats
Previous surveys
ATH-50-27.21 R/W Plans
Deeds: as noted on plat



Note: Bearings derived from U S
RT 50 R/W plans (ATH-50-27.21).

Surveyed and Platted by
C. Thomas Smith PS 6844
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Plat prepared from an actual survey made on the 18th day of December,
2025 by, *[Signature]*

C. Thomas Smith Ohio Professional Surveyor No. 6844