

Description of survey for Derek Conliffe

Being tracts transferred to Derek A. Conliffe and Ruth A. Conliffe as recorded in Official Records Volume 611 at page 1755 Athens County Recorder's Office, Athens County, Ohio, being a part of Fraction 5, Section 10 and a part of Section 11, Township-10, Range-15, Lee Township, Athens County, State of Ohio and more particularly described as follows; CTS

Beginning for reference at a 3" iron pipe reported to be the northwest corner of said Fraction 5, Section 10, T-10, R-15;

Thence along the assumed north line of said Section 10, South 87°33'42" East, a distance of 453.83 feet to a point in the centerline of County Road 10, Baker Road and being the point of beginning for the tract herein described;

Thence leaving said section line and along said centerline North 29°14'06" East, a distance of 497.68 feet to an existing railroad spike being the assumed southwest corner of a 5.00 acre tract transferred to John P. Corliss and Alyssa R. Cardwell as recorded in Official Records Volume 545 at page 296;

Thence leaving said centerline and along the southerly boundary of said 5.00 acre tract the following two courses;

1. South 67°57'42" East, passing thru a 5/8" iron pin set at a distance of 30.00 feet and going a total distance of 297.66 feet to a 5/8" iron pin set;
2. North 79°42'54" East, passing thru an existing 5/8" iron pin at a distance of 242.48 feet and continuing along the boundary of a 77.35 acre tract transferred to Laurence Jr. & Linda K. Lucas, Trustees as recorded in Official Records Volume 586 at page 2347 a total distance 379.98 feet to a 5/8" iron pin set;

Thence continuing along the boundary of said 77.35 acre tract the following two courses;

1. North 81°15'36" East, a distance of 1407.79 feet to a 5/8" iron pin set;
2. South 02°38'32" West, a distance of 700.99 feet to an existing stone;

Thence leaving said boundary and along the south line of Section 11 and the boundary of a 41.07 acre tract transferred to Ralph C. Keefer as recorded in Official Records Volume 115 at page 554 North 87°33'42" West, a distance of 1233.36 feet to a 5/8" iron pin set;

Thence leaving said section line and continuing along the boundary of said 41.07 acre tract South 02°51'10" West, a distance of 437.63 feet to a 5/8" iron pin set;

Thence leaving said 41.07 acre tract and along the north line of a 13.63 acre tract transferred to Margaret E. Hartley as recorded in Deed Book 348 at page 5, North 87°39'48" West, a distance of 368.65 feet to an existing 5/8" iron pin being the southeast corner of a 5.02 acre tract transferred to Channing & Michael Olbers as recorded Official Records Volume 354 at page 2469.

Thence leaving said 13.63 acre tract and along the boundary of said 5.02 acre tract the following two courses;

1. North 03°46'24" East, a distance of 275.28 feet to an existing 5/8" iron pin found;
2. North 87°45'53" West, passing thru an existing iron pin at a distance of 696.16 feet and going a total distance of 726.18 feet to a point in the centerline of said County Road 10;

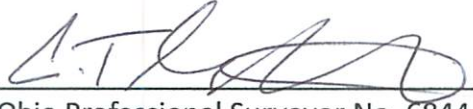
Thence along said centerline North 25°37'16" East, a distance of 180.19 feet to the point of beginning containing 6.283 acres more or less in said Fraction 5, Section 10 and 24.847 acres more or less in said Section 11 for a total of 31.130 acres more or less subject to all legal easements and rights of way.

#H010010030200, 6.283 acres, # H010010030400, 24.847 acres.

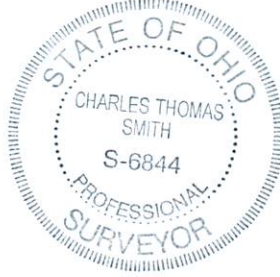
All iron pins set are 5/8"X30" rebar with a 1 1/4" plastic ID cap stamped "CTS-6844".

Bearings are assumed and are for the determination of angles only.


The above description was prepared from an actual survey completed on the 17th day of April, 2024, by C. Thomas Smith, Ohio Professional Surveyor, No. 6844.



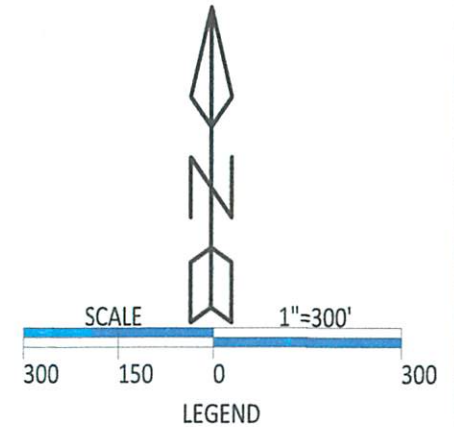
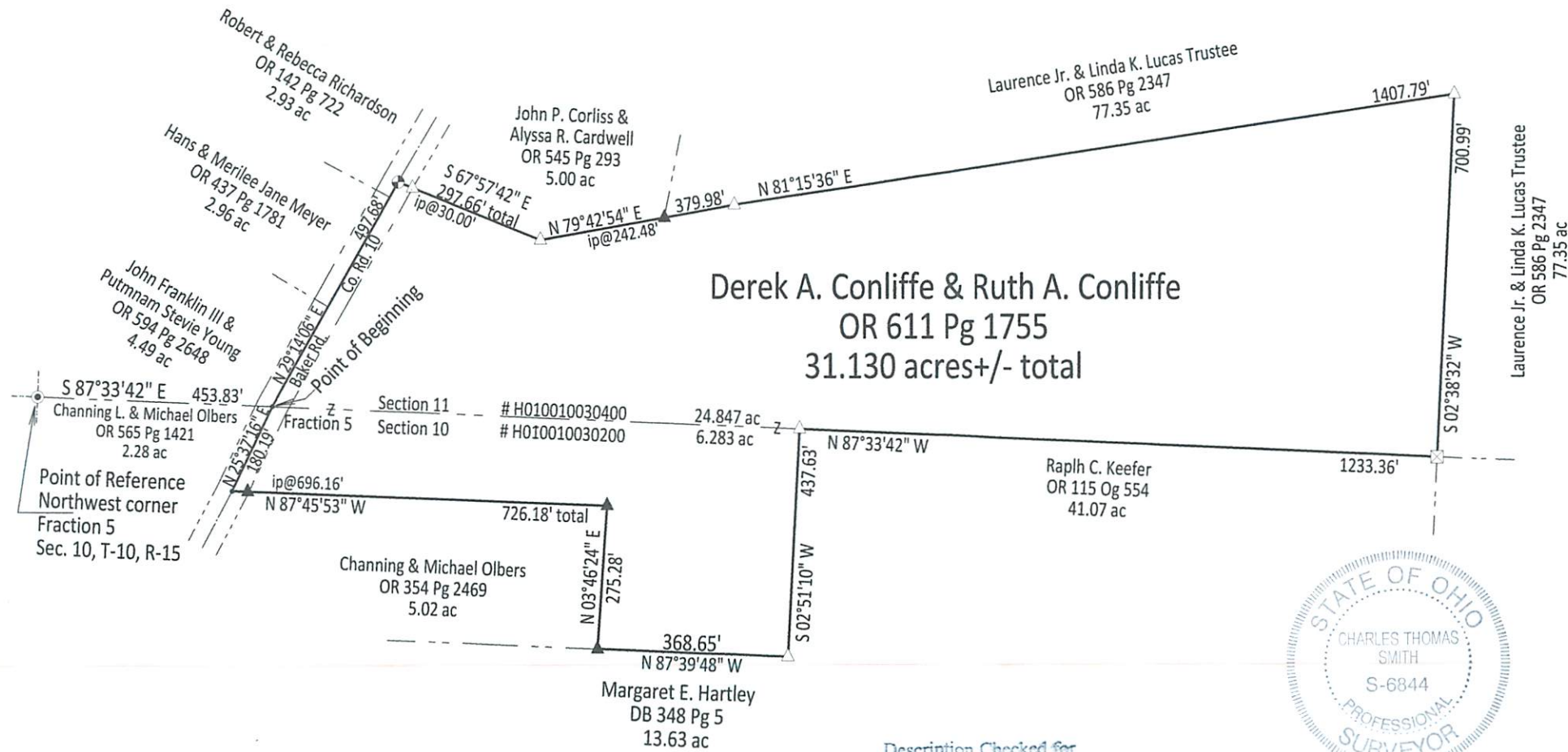
Ohio Professional Surveyor No. 6844



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 4/19/24

BEING A PART OF FRACTION 5, SECTION 10 AND A PART OF SECTION 11, TOWNSHIP-10, RANGE-15,
LEE TOWNSHIP, ATHENS COUNTY, STATE OF OHIO.



- △ 5/8" iron pin w/ 1 1/4" plastic ID cap stamped "CTS 6844" set
- ⊙ existing 3" iron pipe
- ▲ existing 5/8" iron pin
- ⊠ existing stone
- ⊕ existing railroad spike
- point

REFERENCES

- Athens County GIS website
- Corrent tax plats
- Old tax plats
- Previous surveys
- Deeds: as noted on plat



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

Note: Bearings are assumed and are for the determination of angles only.

Description Checked for
Mathematical Accuracy

Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 9/19/24

Plat prepared from an actual survey made on the 17th day of
April, 2024 by, *[Signature]*

C. Thomas Smith Ohio Professional Surveyor #6844