



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Frank Williams
DATE: 2/24/16

C. Thomas Smith
Ohio Professional Surveyor No. 6844
P.O. Box 393
Racine, Ohio 45771
740-949-2524

Description of survey for Thomas S. Brandeberry
Tract Two

Being a part of tracts of land transferred to Thomas S. Brandeberry as recorded in Official Records Volume 469 at page 563 Athens County Recorder's Office, Athens County, Ohio, being a part of Section 31, Township-6, Range-11 and Section 1, Township-6, Range-12, Rome Township, Athens County, State of Ohio and more particularly described as follows;

Beginning at an existing stone being the northwest corner of said Section 31, T-6, R-11;

Thence along the north line of said Section 31 South $81^{\circ}00'22''$ East, a distance of 569.33 feet to a 5/8" iron pin set;

Thence leaving said North line and thru the lands of the grantor South $20^{\circ}43'32''$ East, a distance of 290.43 feet to a 5/8" iron pin set;

Thence continuing thru said lands South $22^{\circ}35'19''$ East, passing thru a 5/8" iron pin set at a distance of 206.12 feet and going a total distance of 260.53 feet to a point in the centerline of State Route 144;

Thence along said centerline the following five courses;

1. South $07^{\circ}06'14''$ West, a distance of 125.55 feet to a point;
2. South $07^{\circ}56'15''$ West, a distance of 207.71 feet to a point;
3. South $08^{\circ}46'14''$ West, a distance of 100.41 feet to a point;
4. South $10^{\circ}11'36''$ West, a distance of 160.67 feet to a point;
5. South $09^{\circ}48'27''$ West, a distance of 94.63 feet to a point;

Thence leaving said centerline and thru the lands of the grantor being the meandering of a ravine the following four courses;

1. North $77^{\circ}28'48''$ West, passing thru a 5/8" iron pin set at a distance of 27.31 feet and going a total distance of 486.62 feet to a 5/8" iron pin set;
2. South $78^{\circ}43'52''$ West, a distance of 268.84 feet to a 5/8" iron pin set;
3. South $43^{\circ}04'51''$ West, a distance of 183.72 feet to a 5/8" iron pin set;
4. South $57^{\circ}07'06''$ West, a distance of 505.71 feet to a 5/8" iron pin set;

Thence leaving said ravine and continuing thru the lands of the grantor North $73^{\circ}15'07''$ West, a distance of 2297.04 feet to a 5/8" iron pin set on the west line of the grantor;

Thence along said west line also being the east line of tracts transferred to Larry Lightner as recorded in Official Records Volume 305 at page 1522 and Gary Willison as recorded in Official Records Volume 305 at page 2200 North $09^{\circ}14'28''$ East, passing thru an existing stone at a distance of 120.36 feet and going a total distance of 348.34 feet to a 5/8" iron pin set in the centerline of an old road;

Thence leaving said east line and along the centerline of said old road also being the boundary of a tract transferred to Roger McCoy as recorded in Official Records Volume 194 at page 676 the following eight courses;

1. North $69^{\circ}38'50''$ East, a distance of 129.30 feet to a mag nail set;
2. North $43^{\circ}04'03''$ East, a distance of 293.30 feet to a mag nail set;



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3. North $42^{\circ}11'13''$ East, a distance of 220.53 feet to a mag nail set;
4. North $61^{\circ}10'52''$ East, a distance of 216.15 feet to a point;
5. North $49^{\circ}49'05''$ East, a distance of 114.71 feet to a mag nail set;
6. North $66^{\circ}22'17''$ East, a distance of 278.00 feet to a mag nail set;
7. North $50^{\circ}37'40''$ East, a distance of 240.05 feet to a point;
8. North $37^{\circ}45'14''$ East, a distance of 20.72 feet to a 5/8" iron pin set assumed to be the intersection of said centerline and the north line of said Section 1, T-6, R-12;

Thence leaving said centerline and along said north line South $81^{\circ}00'22''$ East, a distance of 1591.43 feet to the principal point of beginning containing 82.2835 acres more or less in said Section 1 and 21.4806 acres more or less in said Section 31 for a total of 103.7641 acres more or less subject to all legal easements and rights of way.

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 completed on the 22nd day of February, 2016, by C. Thomas Smith, Ohio Professional Surveyor, No. 6844.

A handwritten signature in black ink, appearing to read 'C. Thomas Smith', written over a horizontal line.

Ohio Professional Surveyor No. 6844

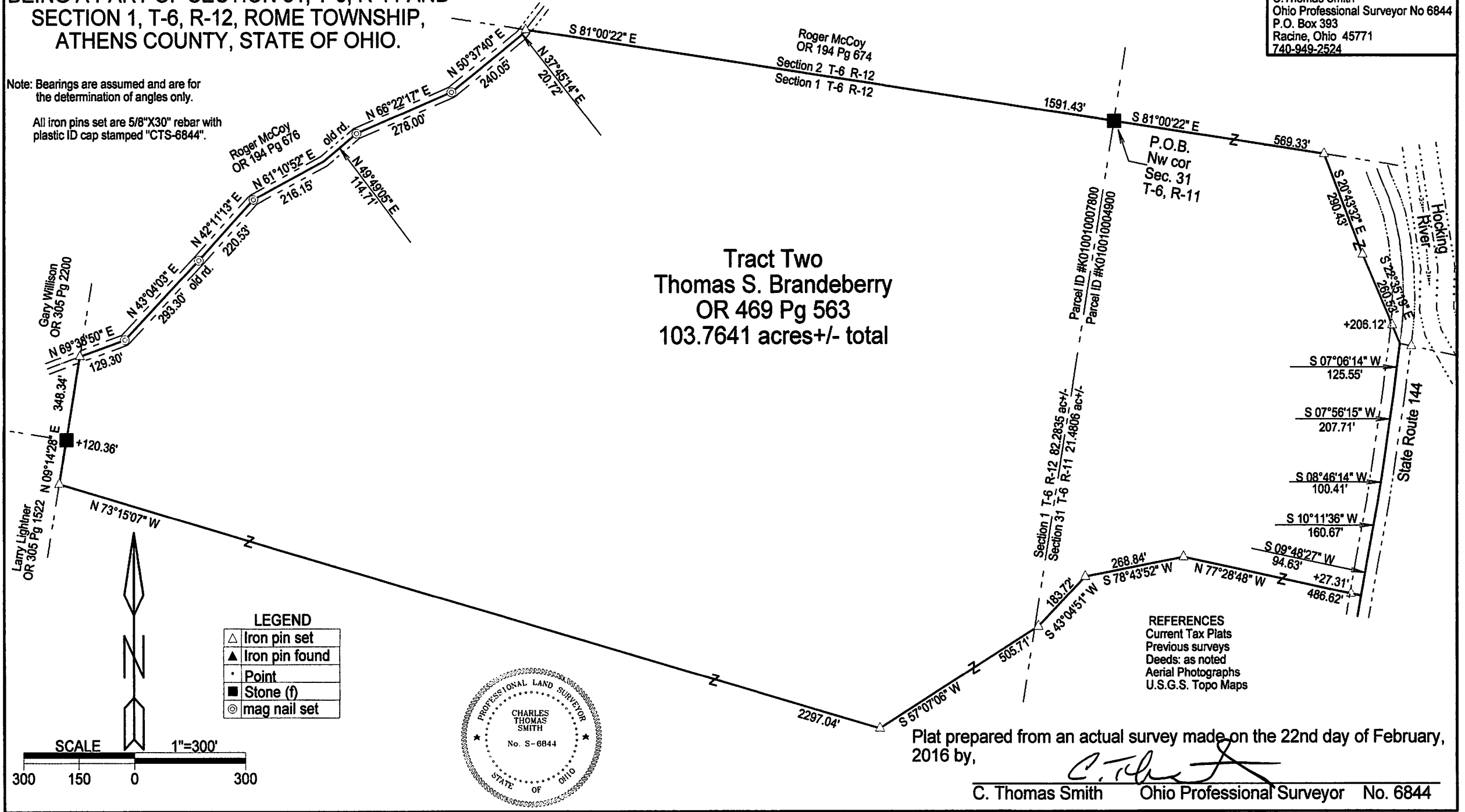


BEING A PART OF SECTION 31, T-6, R-11 AND
SECTION 1, T-6, R-12, ROME TOWNSHIP,
ATHENS COUNTY, STATE OF OHIO.

Surveyed and platted by
C. Thomas Smith
Ohio Professional Surveyor No 6844
P.O. Box 393
Racine, Ohio 45771
740-949-2524

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

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plastic ID cap stamped "CTS-6844".



Tract Two
Thomas S. Brandeberry
OR 469 Pg 563
103.7641 acres+/- total

Gary Willison
OR 305 Pg 2200

Roger McCoy
OR 194 Pg 676

Roger McCoy
OR 194 Pg 674
Section 2 T-6 R-12
Section 1 T-6 R-12

Larry Lightner
OR 305 Pg 1522

Section 1 T-6 R-12 82.2835 ac+/-
Section 31 T-6 R-11 21.4806 ac+/-

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

LEGEND

| | |
|---|----------------|
| △ | Iron pin set |
| ▲ | Iron pin found |
| • | Point |
| ■ | Stone (f) |
| ⊙ | mag nail set |



Plat prepared from an actual survey made on the 22nd day of February,
2016 by,

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