

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Reynold Williams
DATE: 10/18/16

OCT 18 2018

Jill Thompson
Athens County Auditor

Description of survey for Amos Cottrill

Being a tract of land transferred to Amos S. and Elizabeth A. Cottrill as recorded in Official Records Volume 474 at page 1726, Athens County Recorder's Office, Athens County, Ohio, also being a part of Section 17, Township-5, Range-11, Troy Township, Athens County, State of Ohio and more particularly described as follows;

Beginning at an existing iron pin assumed to be the southwest corner of the Southeast Quarter of said Section 17, T-5, R-11;

Thence along the east line of a tract transferred to Robert O. and Kathy S. Richard as recorded in Official Records Volume 184 at page 216 and continuing along the east line of a tract transferred to Robert O. and Kathy S. Richard as recorded in Official Records Volume 5 at page 941, North 03°08'44" East, passing an existing iron pin at a distance of 107.87 feet and going a total distance of 684.88 feet to a 5/8" iron pin set being a point on the southerly right of way line of the abandoned B & O Railroad transferred to the Athens County Board of Commissioners as recorded in Official Records Volume 512 at page 2457 as surveyed by Buckley Group, August 24th, 2015;

Thence leaving said east line and along said southerly line the following fifteen courses;

1. South 88°16'17" East, a distance of 300.00 feet to a 5/8" iron pin set;
2. North 50°41'25" East, a distance of 226.46 feet to a 5/8" iron pin set;
3. South 88°16'17" East, a distance of 29.84 feet to a 5/8" iron pin set;
4. Thence along a curve to the right having a radius of 10437.19 feet, a delta of 00°29'41", the chord bearing being South 88°01'27" East, a distance of 90.12 feet to a 5/8" iron pin set;
5. South 64°59'20" East, a distance of 64.99 feet to a 5/8" iron pin set;
6. Thence along a curve to the right having a radius of 10411.82 feet, a delta of 00°48'52", the chord bearing being South 87°02'23" East, a distance of 148.00 feet to a 5/8" iron pin set;
7. North 86°48'33" East, a distance of 201.99 feet to a 5/8" iron pin set;
8. Thence along a curve to the right having a radius of 10436.56 feet, a delta of 02°23'03", the chord bearing being South 84°20'19" East, a distance of 434.25 feet to a 5/8" iron pin set;
9. South 83°08'47" East, a distance of 163.64 feet to a 5/8" iron pin set;
10. South 77°27'32" East, a distance of 201.81 feet to a 5/8" iron pin set;
11. South 84°28'38" East, a distance of 215.31 feet to a 5/8" iron pin set;
12. North 86°48'20" East, a distance of 85.97 feet to a 5/8" iron pin set;
13. South 83°08'47" East, a distance of 270.22 feet to a 5/8" iron pin set;
14. South 87°54'10" West, a distance of 96.41 feet to a 5/8" iron pin set;
15. South 83°44'58" East, a distance of 152.49 feet to a 5/8" iron pin set being the northwest corner of a tract transferred to Jason Lee Godwin as recorded in Official Records Volume 308 at page 275;

Thence leaving said southerly line and along the west line of said Godwin tract South 02°49'29" West, a distance of 485.97 feet to an existing iron pin being the northeast corner of a tract transferred to Mathew W. Taylor as recorded in Official Records Volume 476 at page 1921;

Thence leaving said west line and along the boundary of said Taylor tract the following four courses;

1. North 88°38'29" West, a distance of 1761.97 feet to an existing iron pin;
2. South 86°13'03" West, a distance of 134.85 feet to an existing iron pin;
3. South 83°05'04" West, a distance of 248.00 feet to an existing iron pin;
4. South 24°50'56" West, a distance of 155.36 feet to a p.k. nail set being a point on the south line of said Section 17, T-5, R-11 and within the right of way of Township Road 176, Brandeberry Road, also being the southwest corner of said Taylor tract;

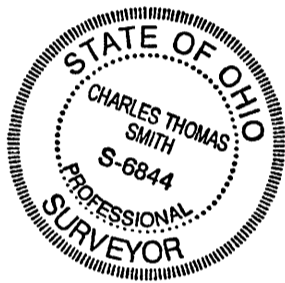
Thence leaving said boundary and along the south line of said Section 17 also being the north line of a tract transferred to Zachary T. Roller as recorded in Official Records Volume 537 at page 469, North 88°05'59" West a distance of 224.86 feet to the principal point of beginning containing 32.8042 acres more or less subject to all legal easements and rights of way.

Being Parcel No. L010010064700.

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

All iron pins set are 5/8" rebar with 1 ¼" plastic ID cap stamped "CTS-6844".

The above description was prepared from an actual survey made on the 10th day of October, 2018, 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.

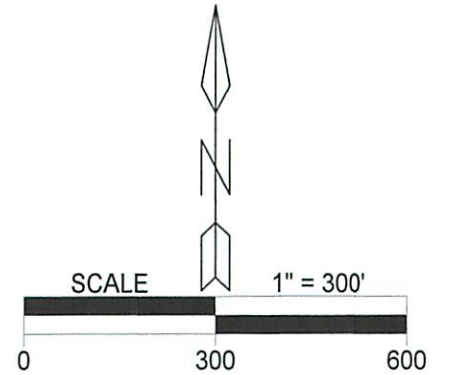
Ohio Professional Surveyor No. 6844

LINE	BEARING	DISTANCE
L1	S 88°16'17" E	300.00'
L2	N 50°41'25" E	226.46'
L3	S 88°16'17" E	29.84'
L4	S 64°59'20" E	64.99'
L5	N 86°48'33" E	201.99'
L6	S 83°08'47" E	163.64'
L7	S 77°27'32" E	201.81'
L8	S 84°28'38" E	215.31'
L9	N 86°48'20" E	85.97'
L10	S 83°08'47" E	270.22'
L11	S 87°54'10" W	96.41'
L12	S 83°44'58" E	152.49'
L13	S 86°13'03" W	134.85'
L14	S 83°05'04" W	248.00'
L15	S 24°50'56" W	155.36'
L16	N 88°05'59" W	224.86'

BEING A PART OF SECTION 17, TOWNSHIP-5, RANGE-11,
TROY TOWNSHIP, ATHENS COUNTY, STATE OF OHIO

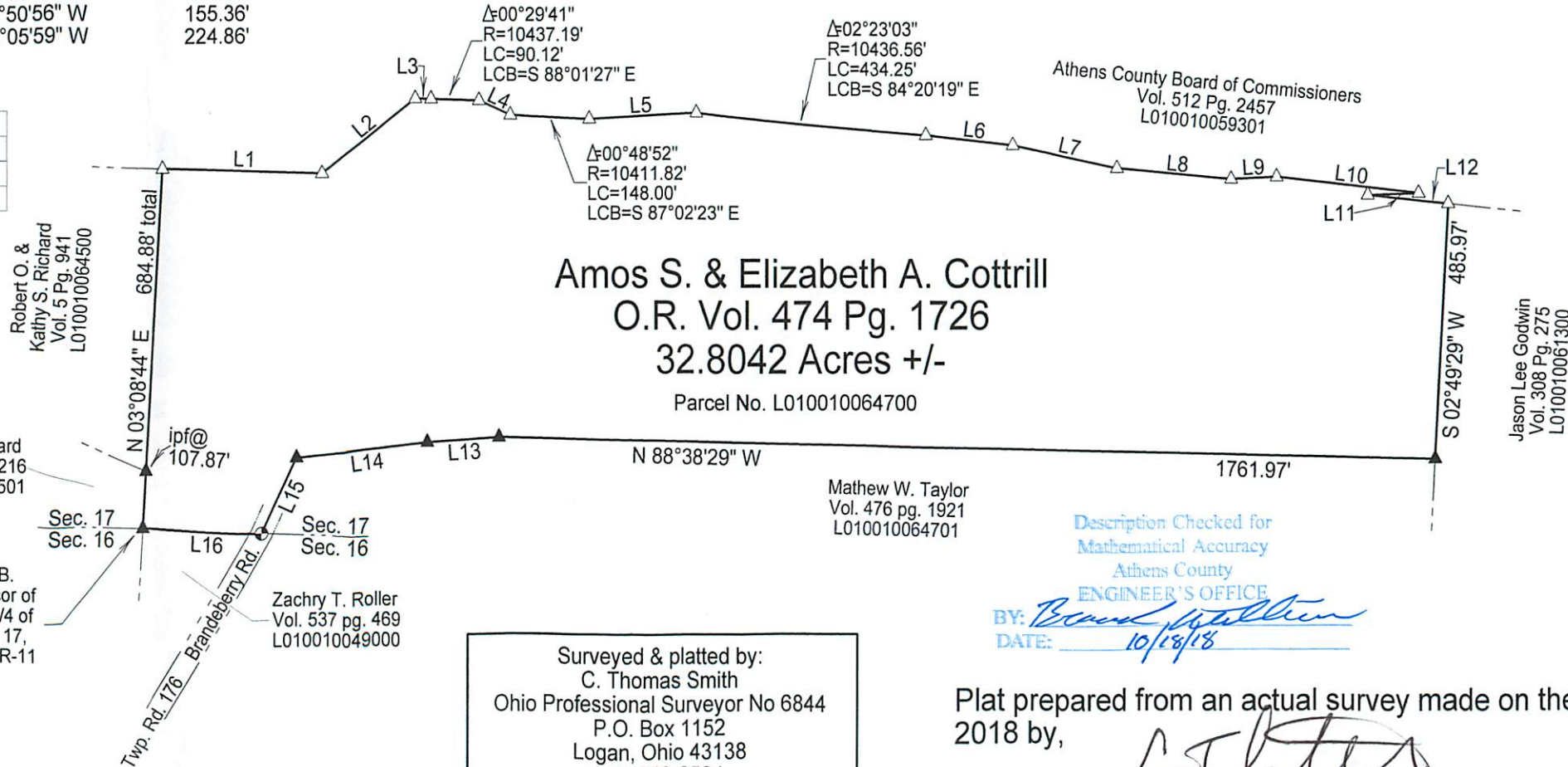
Note: Bearings are assumed and are for the determination of angles only.

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



LEGEND

△	iron pin set
▲	iron pin found
●	P.K. nail set
·	point



Amos S. & Elizabeth A. Cottrill
O.R. Vol. 474 Pg. 1726
32.8042 Acres +/-
Parcel No. L010010064700

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

Jason Lee Godwin
Vol. 308 Pg. 275
L010010061300

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Beau [Signature]*
DATE: 10/18/18



Surveyed & platted by:
C. Thomas Smith
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Logan, Ohio 43138
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ctssurveying@gmail.com

Plat prepared from an actual survey made on the 10th day of October, 2018 by,

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