

Description of survey for Wayne H. Cubbison
TRACT 1

Being a tract of land transferred to Teresa Woodford ^{CTS} as recorded in Official Records Volume 605 at page 724 Athens County Recorder's Office, Athens County, Ohio, and also being a part of Fraction 23, Section 22, Township-5, Range-11, Troy Township, Athens County, State of Ohio and more particularly described as follows;

Beginning for reference at the northeast corner of said Fraction 23, Section 22, T-5, R-11;

Thence along the north line of said Fraction 23, North 87°06'23" West, a distance of 558.97 feet to a point;

Thence leaving said north line South 02°53'37" West, a distance of 668.28 feet to a point in the centerline of County Road 59A, Ireland Road, said point being the point of beginning for the tract herein described;

Thence leaving said centerline and thru the lands of the grantor North 63°46'09" West, passing thru a 5/8" iron pin set at a distance of 22.74 feet and going a total distance of a 541.70 feet to a 5/8" iron pin set;

Thence along the east boundary of a 1.12 acre tract transferred to Robert and Jennifer Anderson as recorded in Official Records Volume 552 at page 1121, North 12°32'51" West, a distance of 19.62 feet to a 5/8" iron pin set;

Thence leaving said Anderson boundary and along the boundary of a 4.69 acre tract transferred to Leona Marie Sears as recorded in Official Records Volume 470 at page 1333, North 71°15'20" East, passing thru a 5/8" iron pin set at a distance of 250.52 feet and going a total distance of 270.52 feet to a point in the centerline of said County Road 59A;

Thence leaving said Sears boundary and along said centerline the following six course;

1. South 44°27'41" East, a distance of 40.32 feet to a point;
2. South 69°57'36" East, a distance of 65.06 feet to a point;
3. South 81°04'17" East, a distance of 70.77 feet to a point;
4. South 57°17'09" East, a distance of 59.64 feet to a point;
5. South 19°09'22" East, a distance of 51.31 feet to a point;
6. South 02°10'45" East, a distance of 202.90 feet to the point of beginning containing 1.937 Acres, more or less subject to all legal easements and rights of way.

Being a part of parcel #L010010071300.

Bearings derived from the north line of Section 22, T-5, R-11 as running N 87°06'23" W and are for the determination of angles.

All iron pin set are 5/8"x30" with plastic ID cap stamped CTS-6844.

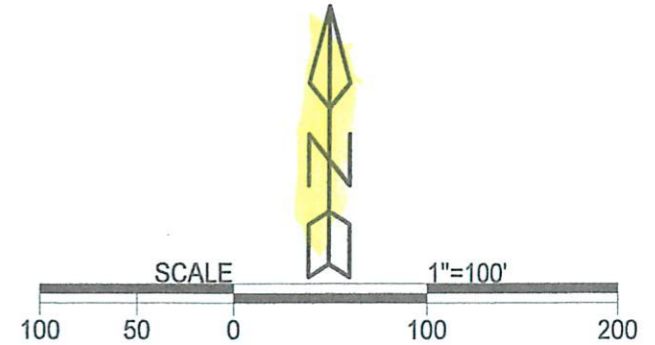
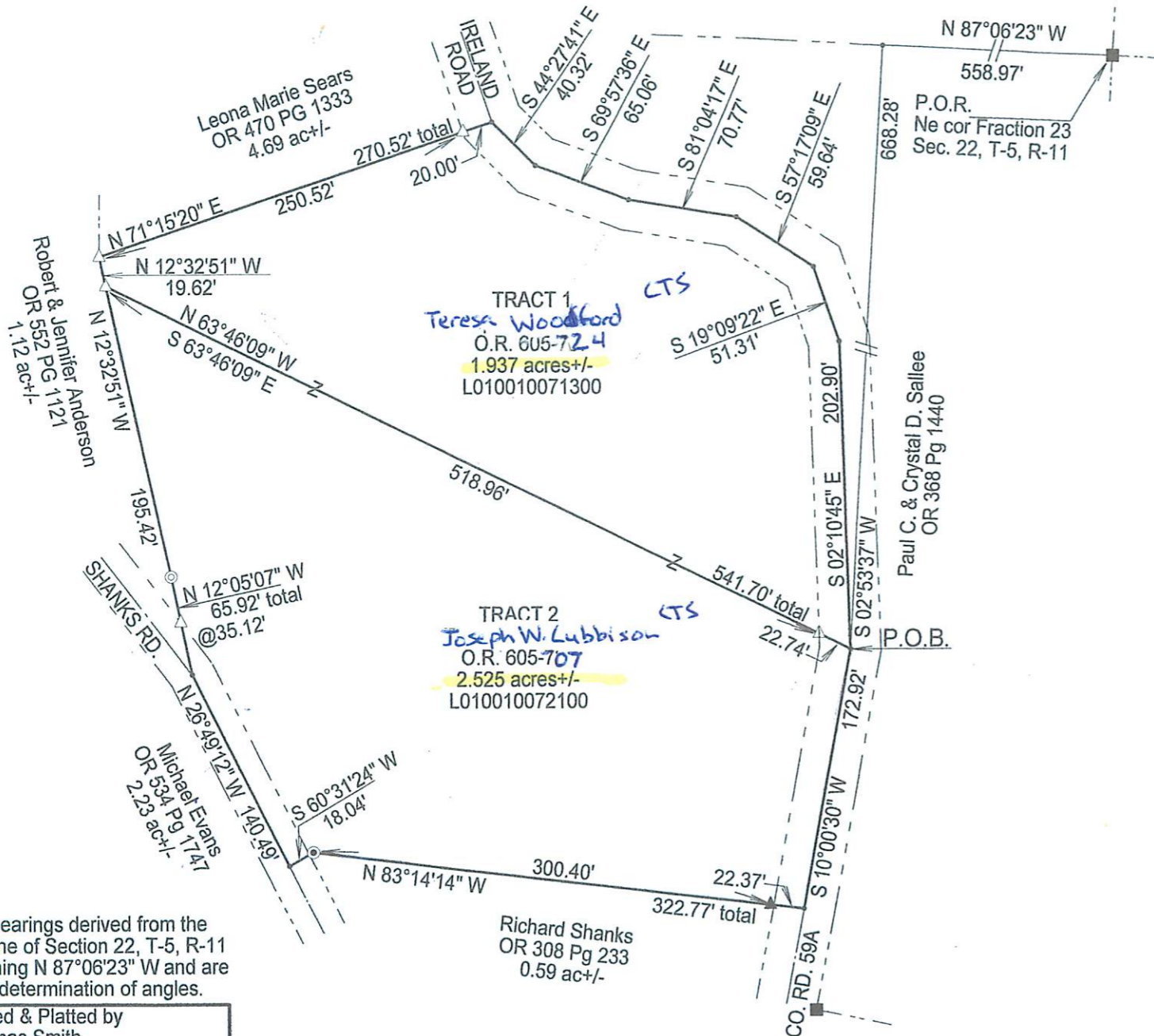
The above description was prepared from an actual survey made on the 1st day of July, 2023, by C. Thomas Smith, Ohio Professional Surveyor, No. 6844.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Perceval J. Walker
DATE: 10/4/23

C. T. Smith
Ohio Professional Surveyor No. 6844



BEING A PART OF FRACTION 23, SECTION 22,
TOWNSHIP-5, RANGE-11, TROY TOWNSHIP,
ATHENS COUNTY, STATE OF OHIO.



LEGEND

- △ 5/8" x 30" iron pin w/ plastic I.D. cap stamped "C.T.S.- 6844" set
- mine bolt found
- ⊙ 1 1/2" iron pipe found
- ⊙ 1 1/4" iron pipe found
- ▲ 3/4" iron pin found
- point

Current tax plats
Previous surveys
Deeds as noted on plat



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Charles Thomas Smith*
DATE: 10/4/23

Note: bearings derived from the north line of Section 22, T-5, R-11 as running N 87°06'23" W and are for the determination of angles.

Surveyed & Platted by
C. Thomas Smith
Ohio Professional Surveyor #6844
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ctssurveying@gmail.com

Plat prepared from an actual survey made on the 1st day of July, 2023 by, *C.T.S.*

C. Thomas Smith Ohio Professional Surveyor #6844