

Description of survey for Wayne H. Cubbison
TRACT 2

CTS

Being a tract of land transferred to Joseph W. Cubbison as recorded in Official Records Volume 605 at page 707, 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 $87^{\circ}06'23''$ West, a distance of 558.97 feet to a point;

Thence leaving said north line South $02^{\circ}53'37''$ 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 along said centerline South $10^{\circ}00'30''$ West, a distance of 172.92 feet to a point;

Thence leaving said centerline and along the boundary of a 0.59 acre tract transferred to Richard Shanks as recorded in Official Records Volume 308 at page 233, North $83^{\circ}14'14''$ West, passing thru a $3/4''$ iron pin found at a distance of 22.37 feet and going a total distance of 322.77 feet to an existing $1\ 1/4''$ iron pipe found;

Thence leaving said Shanks boundary South $60^{\circ}31'24''$ West, a distance of 18.04 feet to a point in Shanks Road;

Thence along said road North $26^{\circ}49'12''$ West, a distance of 140.49 feet to a point;

Thence leaving said road and along the assumed boundary of a 1.12 acre tract transferred to Robert and Jennifer Anderson as recorded in Official Records Volume 552 at page 1121 the following two courses;

1. North $12^{\circ}05'07''$ West, passing a $5/8''$ iron pin set at a distance of 35.12 feet and going a total distance of 65.92 feet to an existing $1\ 1/2''$ iron pipe;
2. North $12^{\circ}32'51''$ West, a distance of 195.42 feet to a $5/8''$ iron pin set;

Thence leaving said Anderson boundary and thru the lands of the grantor South $63^{\circ}46'09''$ East, passing thru a $5/8''$ iron pin set at a distance of 518.96 feet and going a total distance of 541.70 feet to the point of beginning containing 2.525 Acres, more or less subject to all legal easements and rights of way.

Being a part of parcel #L010010072100.

Bearings derived from the north line of Section 22, T-5, R-11 as running N $87^{\circ}06'23''$ W and are for the determination of angles.

All iron pin set are $5/8'' \times 30''$ with plastic ID cap stamped CTS-6844.

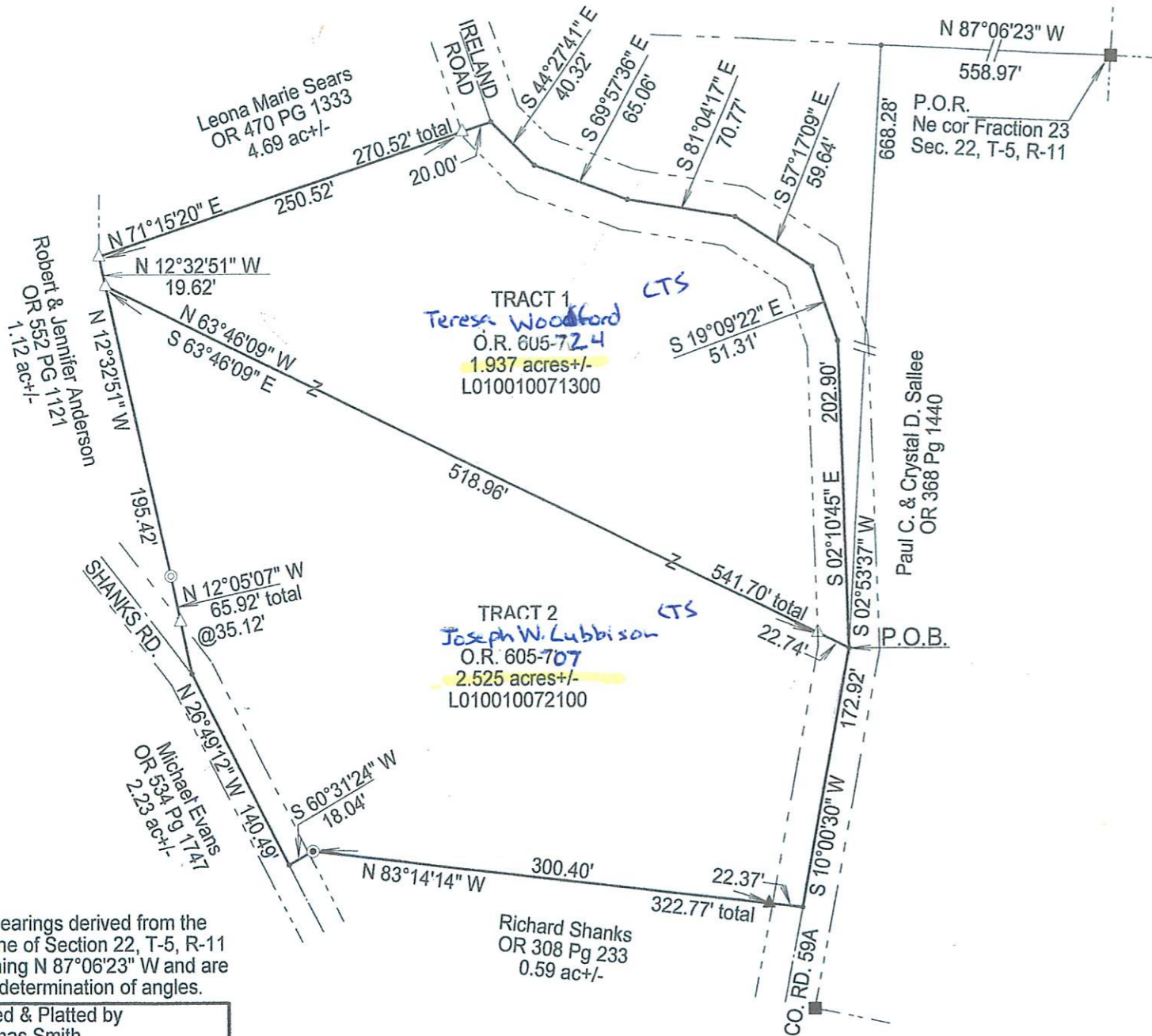
The above description was prepared from an actual survey made on the 1st day of July, 2023, by C. Thomas Smith, Ohio Professional Surveyor, No. 6844.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Rebecca F. Wilson
DATE: 10/4/23


Ohio Professional Surveyor No. 6844

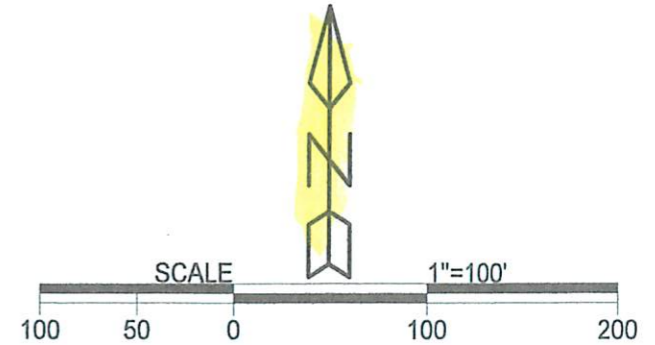


BEING A PART OF FRACTION 23, SECTION 22,
TOWNSHIP-5, RANGE-11, TROY TOWNSHIP,
ATHENS COUNTY, STATE OF OHIO.



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
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ctssurveying@gmail.com



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

Plat prepared from an actual survey made on the 1st day of July, 2023 by,

C. Thomas Smith
C. Thomas Smith Ohio Professional Surveyor #6844