

Description survey for Robert Richard

Being a part of a tract of land transferred to Robert O. and Kathy S. Richard as recorded in Official Records Volume 393 at page 1239 Athens County Recorder's Office, Athens County, Ohio also being a part of Section 23, Township-5-North, Range-11-West, Troy Township, Athens County, State of Ohio and more particularly described as follows;

Beginning for reference at an existing iron pin assumed to be the southeast corner of said Section 23, T-5, R-11;

Thence along the assumed south line of said Section 23 North $85^{\circ}05'16''$ West passing thru an existing iron pin at a distance of 770.57 feet and going a total distance of 804.03 feet to a point in the centerline of County Road 59, Ireland Road and being the principal point of beginning for the tract herein described;

Thence leaving said center line and along the south line of said Section 23, being the northerly boundary of a tract transferred to Dalton E. Forrider as recorded in Official Records Volume 347 at page 461 and continuing along the northerly boundary of a tract transferred to Richard E. Shanks as recorded in Official Records Volume 308 at page 233 North $85^{\circ}05'16''$ West passing thru existing iron pins at a distance of 26.61 feet and at a distance of 1627.94 feet and going a total distance of 1642.74 feet to a point on the boundary of a tract transferred to James B. Hayes as recorded in Official Records Volume 147 at page 145 and being a point on the assumed southerly right of way line of the abandon Baltimore and Ohio Southwest Railroad;

Thence leaving the south line of said Section 23 and along the boundary of James B. Hayes the following seven courses;

1. North $55^{\circ}19'15''$ East a distance of 520.80 feet to an existing $5/8''$ iron pin;
2. South $34^{\circ}40'45''$ East a distance of 30.00 feet to an existing $5/8''$ iron pin;
3. North $55^{\circ}19'15''$ East a distance of 800.00 feet to an existing $5/8''$ iron pin;
4. South $34^{\circ}40'45''$ East a distance of 20.00 feet to an existing $5/8''$ iron pin;
5. North $55^{\circ}19'15''$ East a distance of 105.05 feet to an existing $5/8''$ iron pin;
6. South $06^{\circ}19'45''$ West a distance of 19.85 feet to an existing $5/8''$ iron pin;
7. North $55^{\circ}19'15''$ East passing thru an existing $5/8''$ iron pin at a distance of 70.76 feet and going a total distance of 90.76 feet to a point in the centerline of Skunk Run and being a point on the boundary of tracts transferred to Gary David Ritenour as recorded in Official Records Volume 369 at page 1162;

Thence leaving the James B. Hayes boundary and along the centerline of Skunk Run assumed to be Gary David Ritenour's boundary the following four courses;

1. South $39^{\circ}00'41''$ East a distance of 122.82 feet to a point;
2. South $68^{\circ}21'53''$ East a distance of 68.50 feet to a point;
3. North $48^{\circ}25'25''$ East a distance of 69.37 feet to a point;
4. North $68^{\circ}49'01''$ East a distance of 80.63 feet to a P.K. nail set being the intersection of said centerline and the centerline of said County Road 59;

Thence leaving the boundary of Gary David Ritenour and along the centerline of said County Road 59 the following ten courses;

1. South $22^{\circ}40'47''$ East a distance of 87.53 feet to a point;
2. South $45^{\circ}44'43''$ East a distance of 77.82 feet to a point;
3. South $50^{\circ}36'56''$ East a distance of 119.30 feet to a point;
4. South $35^{\circ}31'29''$ East a distance of 80.80 feet to a point;
5. South $16^{\circ}19'57''$ East a distance of 92.10 feet to a point;

6. South 06°36'49" West a distance of 99.42 feet to a point;
7. South 15°45'52" West a distance of 109.63 feet to a point;
8. South 23°31'19" West a distance of 130.97 feet to a point;
9. South 19°58'15" West a distance of 131.66 feet to a point;
10. South 13°55'09" West a distance of 86.76 feet to the principal point of beginning containing 22.2395 acres more or less subject to all legal easements and rights of way.

Bearings are assumed and for determination of angles only.

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 made on the 31st day of March, 2008, by C. Thomas Smith, Ohio Professional Surveyor, No. 6844.

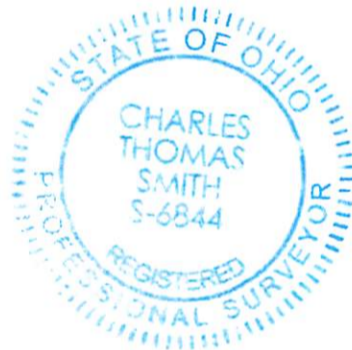
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

FEB 23 2023

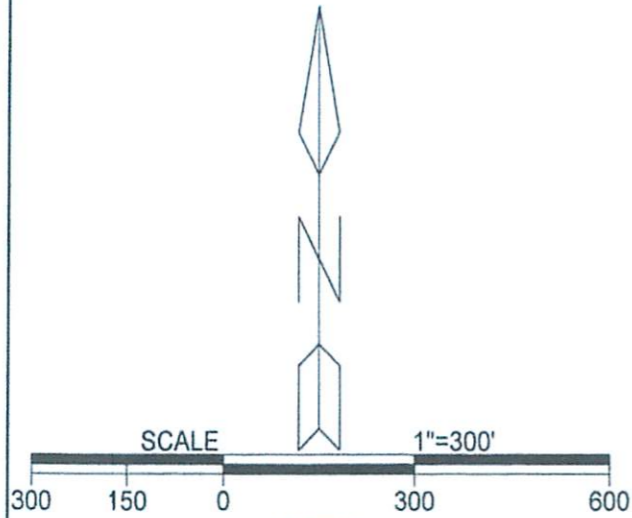
Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Brenda Miller*
DATE: 12/28/22

C. Thomas Smith
Ohio Professional Surveyor No. 6844

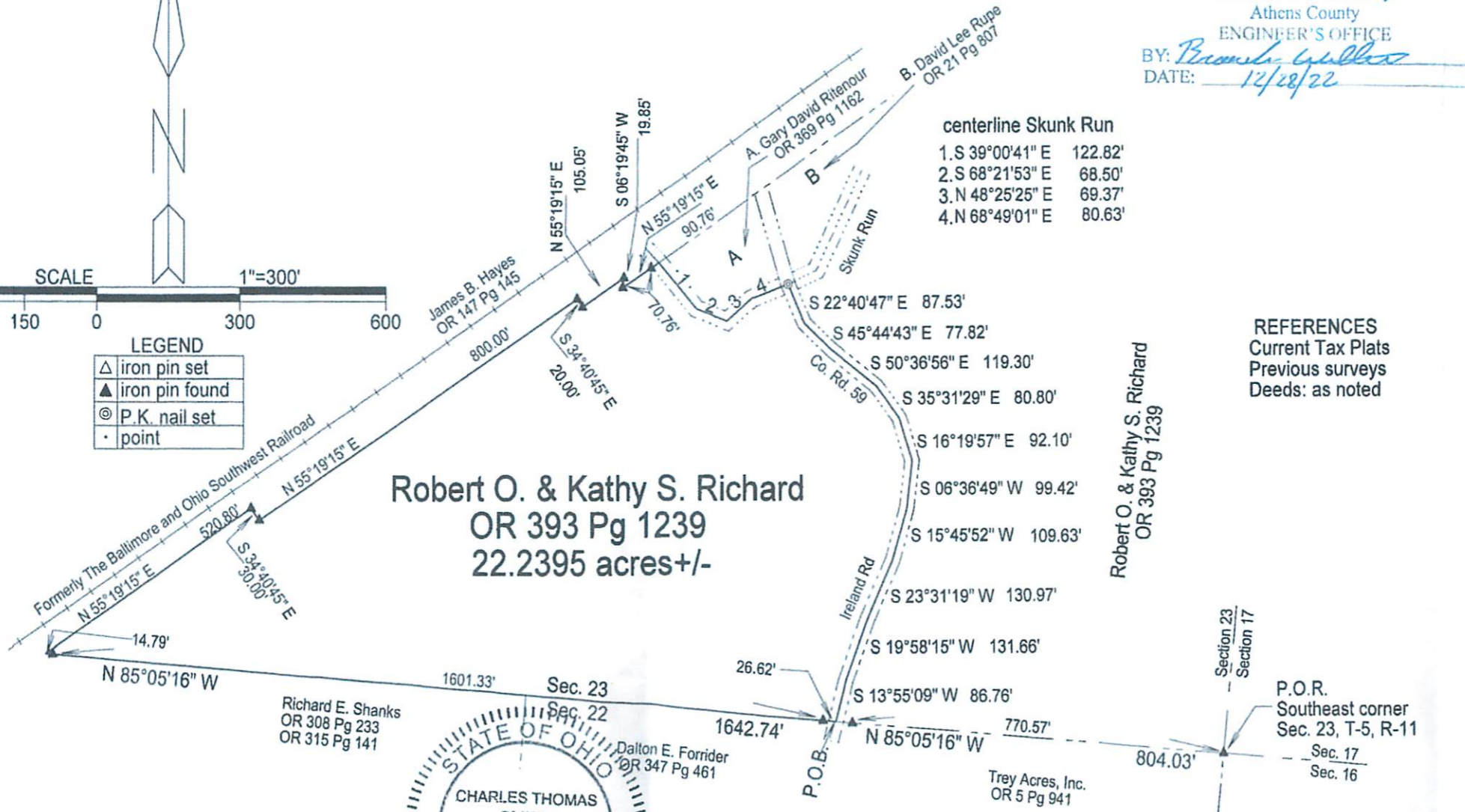


BEING A PART OF SECTION 23, TOWNSHIP-5-NORTH, RANGE-11-WEST,
TROY TOWNSHIP, ATHENS COUNTY, STATE OF OHIO,



LEGEND

△	iron pin set
▲	iron pin found
⊙	P.K. nail set
•	point



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Charles Thomas Smith*
DATE: 12/28/22

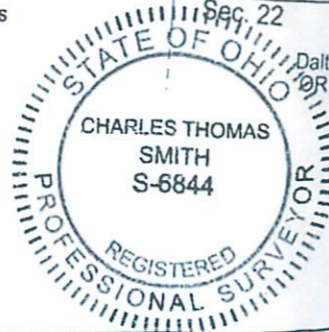


This plat was prepared to correct a scrivener's error made in the title block of the original plat, correction was Section 17 to Section 23 and made on the 26th day of December, 2022 by,

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

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".



Plat prepared from an actual survey made on the 31st day of March, 2008 by,

Charles Thomas Smith
Ohio Professional Surveyor No 6844

Surveyed and platted by
C. Thomas Smith
Ohio Professional Surveyor No 6844
P.O. Box 1152, Logan, Ohio 43138
740-216-4170
ctssurveying@gmail.com