

Description of survey for James Vannoy

Being a tract of land transferred to James and Emily Jane Vannoy Trustees as recorded in Official Records Volume 509 at page 1950, Athens County Recorder's Office, Athens County, Ohio, also being a part of Section 4, Township-5, Range-11, Troy Township, Athens County, State of Ohio and more particularly described as follows;

Beginning at a point in the centerline of County Road 61 (E. Belpre Pike Road) which bears South 45°53'57" East a distance of 3015.42 feet from the Northwest corner of said Section 4, T-5, R-11;

Thence leaving said centerline and along the boundary of a tract transferred to Brandon and Stacie Russell as recorded in Official Records Volume 566 at page 189 the following two courses;

1. North 43°43'10" East passing an existing iron pin at a distance of 48.52 feet and going a total distance of 205.73 feet to an existing concrete monument;
2. South 60°34'41" East a distance of 462.59 feet to an existing concrete monument being a point on the boundary of a tract transferred to Kevin W. Yeager as recorded in Official Records Volume 383 at page 409;

Thence leaving said Russell boundary and along said Yeager boundary South 02°41'19" West passing a 5/8" iron pin set at a distance of 181.70 feet and going a total distance of 206.83 feet to a point in the centerline of County Road 61 (E. Belpre Pike Road);

Thence leaving said Yeager boundary and along said centerline the following nine courses;

1. North 82°16'16" West a distance of 57.99 feet to a point;
2. North 78°23'11" West a distance of 46.00 feet to a point;
3. North 75°19'32" West a distance of 42.27 feet to a point;
4. North 71°27'57" West a distance of 54.10 feet to a point;
5. North 67°33'35" West a distance of 48.28 feet to a point;
6. North 63°48'17" West a distance of 45.70 feet to a point;
7. North 58°30'09" West a distance of 56.13 feet to a point;
8. North 52°42'50" West a distance of 85.44 feet to a point;
9. North 49°07'30" West a distance of 184.14 feet to the point of beginning containing 2.863 acres more or less subject to all legal easements and rights of way.

Being parcel # L010010045000.

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

All iron pins set are 5/8" rebar with 1 1/4" plastic ID cap stamped "CTS-6844".

The above description was prepared from an actual survey made on the 14th day of June, 2021, by C. Thomas Smith, Ohio Professional Surveyor, No. 6844.



Ohio Professional Surveyor No. 6844

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 7/1/21



Point	Bearing	Distance	Northing	Easting	Elevation
-------	---------	----------	----------	---------	-----------

Database opened by owner: Wednesday, June 23, 2021 8:56 AM.

Assigned Point

1			5000.00000	5000.00000	
Start					
1			5000.00000	5000.00000	
Raw:	43.4310NE	205.73			
TR	N 43° 43' 10" E	205.73			
2			5148.68779	5142.18571	
Raw:	60.3441SE	462.59			
TR	S 60° 34' 41" E	462.59			
3			4921.44628	5545.11350	
Raw:	02.4119SW	206.83			
TR	S 2° 41' 19" W	206.83			
4			4714.84395	5535.41154	
Raw:	82.1616NW	57.99			
TR	N 82° 16' 16" W	57.99			
5			4722.64279	5477.94835	
Raw:	78.2311NW	46.00			
TR	N 78° 23' 11" W	46.00			
6			4731.90308	5432.89009	
Raw:	75.1932NW	42.27			
TR	N 75° 19' 32" W	42.27			
7			4742.61119	5391.99890	
Raw:	71.2757NW	54.10			
TR	N 71° 27' 57" W	54.10			
8			4759.80796	5340.70483	
Raw:	67.3335NW	48.28			
TR	N 67° 33' 35" W	48.28			
9			4778.23741	5296.08069	
Raw:	63.4817NW	45.70			
TR	N 63° 48' 17" W	45.70			
10			4798.41085	5255.07432	
Raw:	58.3009NW	56.13			
TR	N 58° 30' 09" W	56.13			
11			4827.73661	5207.21435	
Raw:	52.4250NW	85.44			
TR	N 52° 42' 50" W	85.44			
12			4879.49578	5139.23655	
Raw:	49.0730NW	184.14			
TR	N 49° 07' 30" W	184.14			
13			4999.99901	5000.00110	

Database saved on Wednesday, June 23, 2021 at 9:19 AM.

IN N 47° 58' 36" W 0.00

1 5000.00000 5000.00000

Database saved on Wednesday, June 23, 2021 at 9:42 AM.

Database saved on Wednesday, June 23, 2021 at 10:20 AM.

Area = 124693.979 Sq Feet or 2.863 Acres more or less

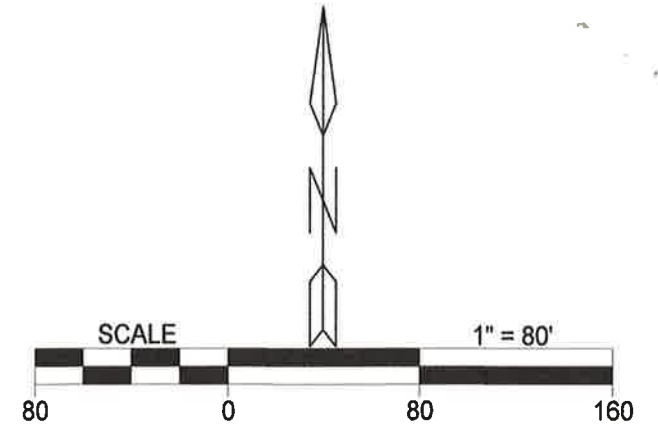
BEING A PART OF SECTION 4, TOWNSHIP-5, RANGE-11,
TROY TOWNSHIP, ATHENS COUNTY, STATE OF OHIO.

LEGEND

- △ 5/8" iron pin set w/ 1-1/4" ID cap stamped CTS-6844
- ▲ 5/8" iron pin found
- ⊕ concrete monument found
- point

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

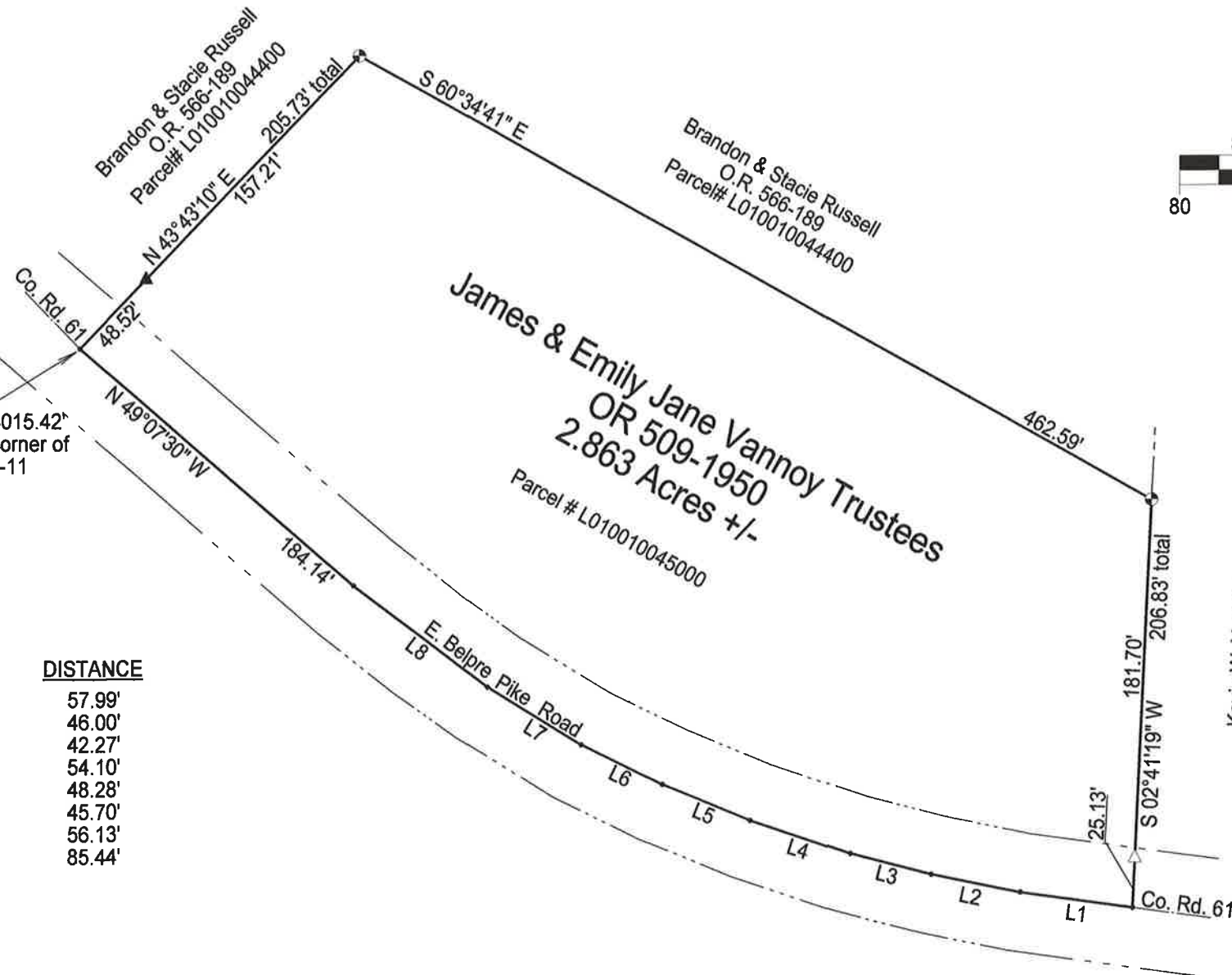
BY: *Charles Thomas Smith*
DATE: 7/1/21



P.O.B. bears
S 45°53'57" E 3015.42'
from Northwest corner of
Section 4, T-5, R-11

REFERENCES
Current Tax Plats
Previous surveys
Deeds: as noted
Aerial Photographs

LINE	BEARING	DISTANCE
L1	N 82°16'16" W	57.99'
L2	N 78°23'11" W	46.00'
L3	N 75°19'32" W	42.27'
L4	N 71°27'57" W	54.10'
L5	N 67°33'35" W	48.28'
L6	N 63°48'17" W	45.70'
L7	N 58°30'09" W	56.13'
L8	N 52°42'50" W	85.44'



Kevin W. Yeager
OR 383-409
Parcel # L010010045300



Surveyed & platted by:
C. Thomas Smith
Ohio Professional Surveyor No 6844
P.O. Box 1152
Logan, Ohio 43138
740-949-2524
ctssurveying@gmail.com

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 14th day of June,
2021 by, *C. Thomas Smith*
C. Thomas Smith Ohio Professional Surveyor No. 6844