

Description of survey for Brandon Russell

Being a tract of land transferred to Carolyn R. Storey as recorded in Official Records Volume 549 at page 2318, Athens County Recorder's Office, Athens County, Ohio, also being a part of the East Half of the Northwest Quarter of Section 4, Township-5, Range-11, Troy Township, Athens County, State of Ohio and more particularly described as follows;

Beginning at 5/8" iron pin set being 175.00 feet right of centerline station 2085+29.49 ATH-50-35.45 and being a point on the southerly Limited Access right of way line of State Route 50, also being 50.00 feet right of centerline station 9711+54.34 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 and bears South 74°35'26" East a distance of 1551.62 feet from the northwest corner of said Section 4, T-5, R-11;

Thence along said southerly right of way line of the abandoned B & O Railroad with a curve to the left having a radius of 2914.93 feet, a delta of 26°17'30", the chord bearing being South 75°09'06" East, a distance of 1325.89 feet to a 5/8" iron pin set;

Thence leaving said southerly right of way line and along the west line of a tract transferred to Scott Moore as recorded in Official Records Volume 378 at page 45 and continuing along the west line of a tract transferred to Kevin W. Yeager as recorded in Official Records Volume 383 at page 409 South 02°41'19" West a distance of 1426.57 feet to a concrete monument found;

Thence leaving said west line and along the boundary of a tract transferred to James H. and Emily Jane Vannoy Trustees as recorded in Official Records Volume 509 at page 1950 the following two courses;

1. North 60°34'41" West a distance of 462.59 feet to a concrete monument found;
2. South 43°43'10" West passing a 5/8" iron pin found at a distance of 157.21 feet and going a total distance of 205.73 feet to a point in the centerline of County Road 61 (E. Belpre Pike Road);

Thence leaving said boundary and along said centerline the following two courses;

1. North 43°39'22" West a distance of 157.29 feet to a point;
2. North 46°13'21" West a distance of 232.17 feet to a point;

Thence leaving said centerline and along the boundary of a tract transferred to Carolyn and Gregory Storey as recorded in Official Records Volume 257 at page 684 the following three courses;

1. North 43°38'59" East passing an iron pipe found at a distance of 65.53 feet and going a total distance of 255.18 feet to an iron pipe found;
2. North 46°21'01" West a distance of 200.0 feet to a 5/8" iron pin set;
3. South 43°34'44" West passing an iron pipe found at a distance of 194.64 feet and going a total distance of 254.74 feet to a point in the centerline of County Road 61 (E. Belpre Pike Road);

Thence leaving said boundary and along said centerline North 46°13'21" West a distance of 494.55 feet to a point;

Thence leaving said centerline and along the east line of a tract transferred to Emily Jane Vannoy et al as recorded in Official Records Volume 292 at page 2352 and continuing along the east line of a tract transferred to Patricia A. Sprouse as recorded in Official Records Volume 198 at page 152, North 03°31'06" East passing a 5/8" iron pin found with 1-1/4" plastic ID cap stamped CANTER 7226 at a distance of 38.82 feet, an iron pipe found at a distance of 441.79 feet and going a total distance of 917.22 feet to a 5/8" iron pin set;

Thence leaving said east line North 72°47'45" East a distance of 54.02 feet to the principle point of beginning containing 37.093 acres more or less subject to all legal easements and rights of way.

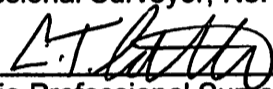
Being Parcel No. L010010044400.

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 11th day of March, 2020, by C. Thomas Smith, Ohio Professional Surveyor, No. 6844.

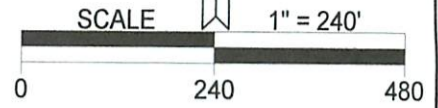



Ohio Professional Surveyor No. 6844

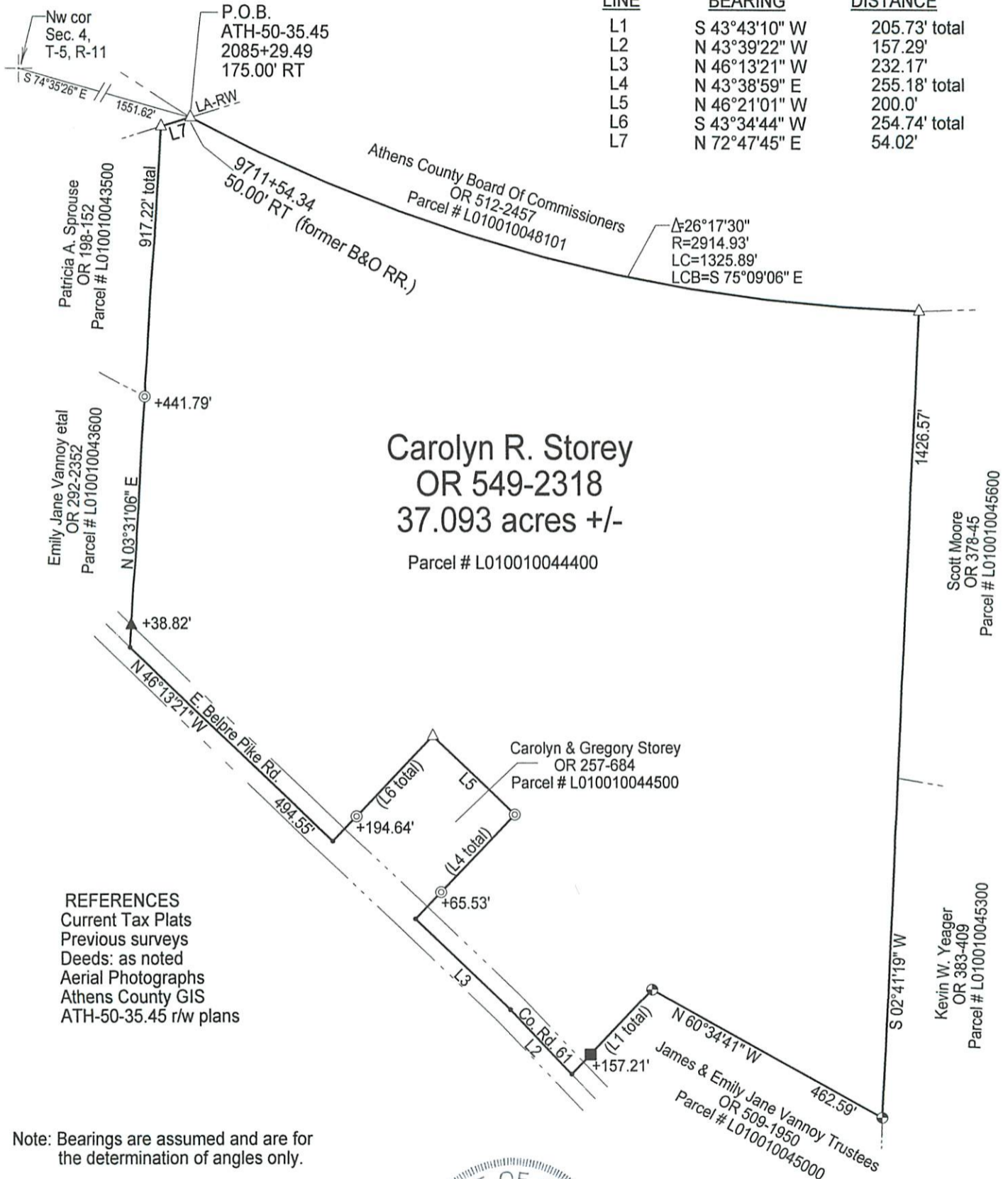
BEING A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP-5, RANGE-11, TROY TOWNSHIP, ATHENS COUNTY, STATE OF OHIO.

LEGEND

- △ 5/8" iron pin set w/ 1-1/4" ID cap stamped CTS-6844
- ▲ 5/8" iron pin (f) w/ 1-1/4" ID cap stamped CANTER-7226
- 5/8" iron pin (f)
- iron pipe (f)
- concrete mon. (f)
- point



LINE	BEARING	DISTANCE
L1	S 43°43'10" W	205.73' total
L2	N 43°39'22" W	157.29'
L3	N 46°13'21" W	232.17'
L4	N 43°38'59" E	255.18' total
L5	N 46°21'01" W	200.0'
L6	S 43°34'44" W	254.74' total
L7	N 72°47'45" E	54.02'



Carolyn R. Storey
OR 549-2318
37.093 acres +/-
 Parcel # L010010044400

- REFERENCES**
- Current Tax Plats
 - Previous surveys
 - Deeds: as noted
 - Aerial Photographs
 - Athens County GIS
 - ATH-50-35.45 r/w plans

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".



Description Checked for Mathematical Accuracy
 Athens County
ENGINEER'S OFFICE
 BY: *Perennial Williams*
 DATE: 3/24/20

Surveyed & platted by:
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Plat prepared from an actual survey made on the 11th day of March, 2020 by,

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