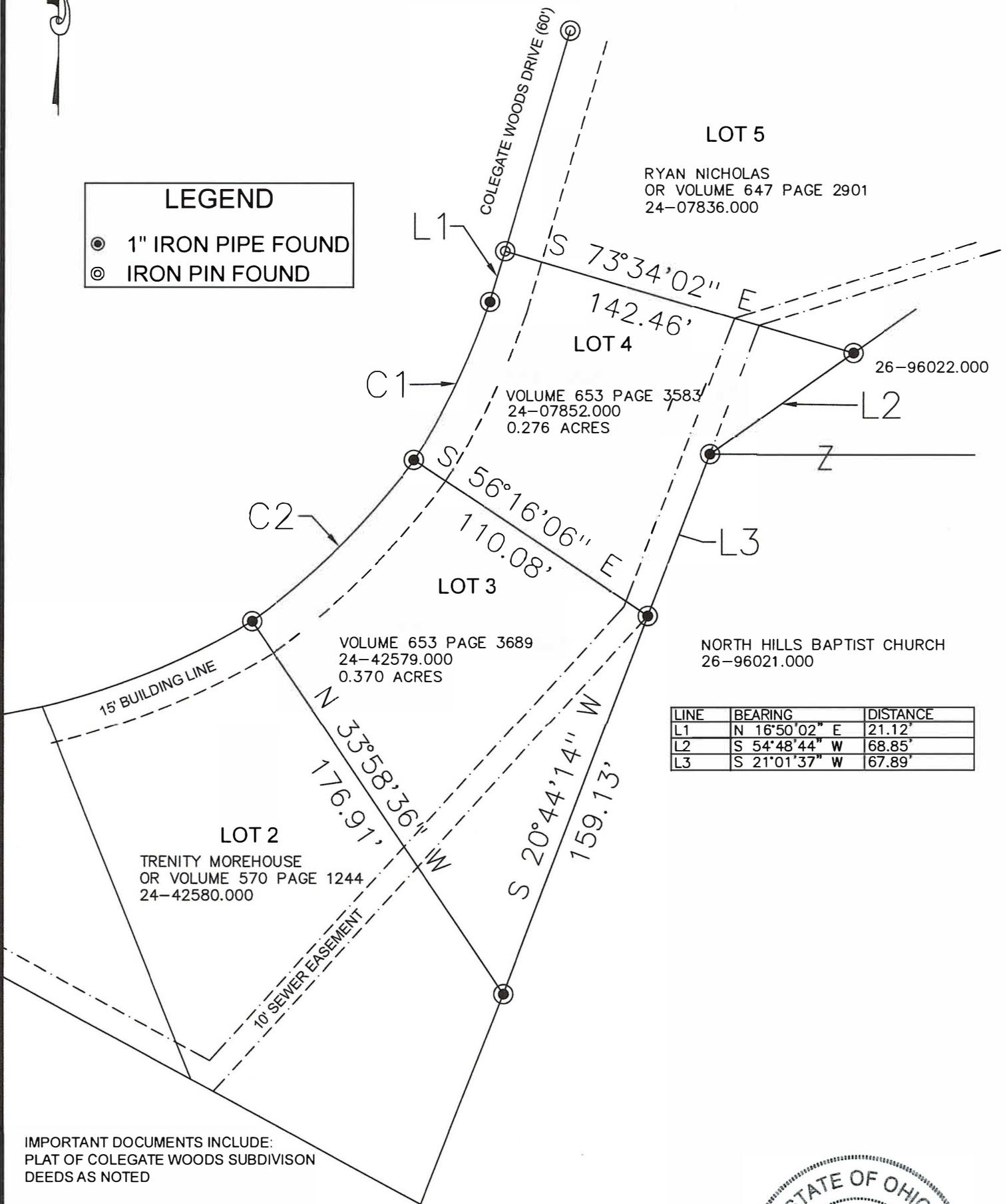


STATE OF OHIO
 WASHINGTON COUNTY, MARIETTA TOWNSHIP
 CITY OF MARIETTA, COLEGATE WOODS SUBDIVISON



LEGEND	
●	1" IRON PIPE FOUND
⊙	IRON PIN FOUND



LINE	BEARING	DISTANCE
L1	N 16°50'02" E	21.12'
L2	S 54°48'44" W	68.85'
L3	S 21°01'37" W	67.89'

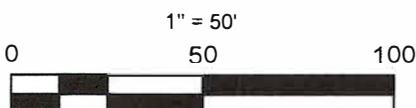
IMPORTANT DOCUMENTS INCLUDE:
 PLAT OF COLEGATE WOODS SUBDIVISON
 DEEDS AS NOTED

IRON PINS SET ARE 30" X 5/8" REBAR WITH AN
 ATTACHED IDENTIFICATION CAP STAMPED
 ROBERT LOWE S-8415

INFORMATION SHOWN HEREON IS BASED ON AN
 ACTUAL FIELD SURVEY ON JANUARY 17, 2023,
 UNDER THE DIRECTION OF ROBERT LOWE P.S. 8415

BEARINGS ARE BASED ON NAD83(2011) OHIO
 STATE PLANE SOUTH

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	290.00'	68.79'	68.63'	N 25°23'06" E	13°35'28"
C2	294.61'	90.08'	89.73'	N 45°11'21" E	17°31'09"



Robert Lowe 1/26/23

ROBERT LOWE P.S. 8415
 19141 SALT RUN RD
 CALDWELL, OH 43724

Description of Lot 3 and Lot 4 of the Colegate Woods subdivision

Situated in the State of Ohio, Washington County, Marietta Township, City of Marietta, being lots 3 and 4 of the Colegate Woods subdivision, being a tract of land described in OR volume 653 Page 3583 and OR volume 653 Page 3689 to XXXXXXXXX and being more particularly described as follows:

Commencing at an iron pipe found (1") at the northwest corner of said lot 3, said point also being on the easterly line of Colegate Woods drive (60'), said point being the **True Point of Beginning** for the parcel herein described;

Thence along the easterly line of Colegate Woods drive the following three courses,

1. Thence with a curve to the left having a chord bearing of N45°11'21"E a chord length of 89.73 feet a radius of 294.61 feet and an arc length of 90.08 feet to an iron pipe found, said point being the southwest corner of lot 4;
2. Thence with a curve to the left having a chord bearing of N25°23'06"E a chord length of 68.63 feet a radius of 290.00 feet and an arc length of 68.79 feet to an iron pipe found;
3. Thence N16°50'02"E 21.12 feet to an iron pin found at the northwest corner of lot 4;

Thence leaving said Colegate Woods drive and along the northerly line of said lot 4, S73°34'02"E 142.46 feet to an iron pipe found (1"), said point being on the easterly line of lot 4;

Thence S54°48'44"W 68.85 feet to an iron pipe found (1");

Thence S21°01'37"W 67.89 feet to an iron pipe found (1"), said point being at the northeast corner of lot 3;

Thence S20°44'14"W 159.13 feet to an iron pipe found, said point being the southeast corner of lot 3;

Thence along the southerly line of lot 3, N33°58'36"W 176.91 feet to the **Place of Beginning**.

The above described area contains 0.646 acres of which 0.276 acres is known as Auditors parcel number 24-07852.000, 0.370 acres is known as Auditors parcel number 24-42579.000

Prior deed reference OR Volume 653 page 3689, OR Volume 653 page 3583

Bearings are based on NAD83(2011) Ohio state plane South coordinate grid

This description was based on a survey performed by Robert A. Lowe on January 17, 2023

All iron pins set are 5/8" x 30" with an attached plastic identification cap stamped Robert A. Lowe P.S. 8415



Robert A. Lowe
Robert A. Lowe

Ohio Professional Surveyor S-8415