

### Description of a 0.196 Acre Tract

Situated in the Village of Albany, Section 2, Town 10, Range 15, Lee Township, Athens County, State of Ohio, being part of Parcel H020060002603 deeded to Faulkner in Volume 206, Page 953 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

**COMMENCING** at an iron pin found at the northwest corner of Lot 15 of the Raymar Subdivision (Env 403A); thence N86°27'21"W, 197.25 feet to an iron pin set being the **POINT OF BEGINNING** for the tract herein described:

Thence **South 04°13'53" West, 92.34 feet** along the west line of Wagers (OR 525-1616) to a point on the north line of Shawnee Drive (40' R/W), passing an iron pin set at 89.34 feet;

Thence **North 86°34'21" West, 92.43 feet** along the north line of Shawnee Drive to a point;

Thence along a new line created by this survey **North 04°13'53" East, 92.53 feet** to an iron pin set, passing an iron pin set at 3.00 feet;

Thence **South 86°27'21" East, 92.43 feet** along the south line of Goodin (OR 224-134) to the point of beginning and containing 0.196 acres.

Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar, 30 inches in length and capped with a plastic identification marker inscribed Stevens, PS 8716.

Bearings are State Plane Grid NAD83, Ohio South zone.

Subject to all Easements and Rights of Way of Record.

The above description was prepared in June 2025 by Garrett J. Maiden, under direct supervision of Donnie E. Stevens II, Ohio Registered Surveyor 8716.



*Donnie E. Stevens II* 7/9/25  
Donnie E. Stevens II, PS 8716  
17163 Joy Rd, Chesterhill, Ohio 43728  
740-541-1995

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

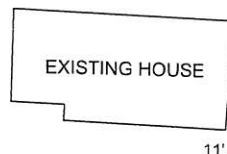
JUL 18 2025

Jill Davidson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *[Signature]*  
DATE: 7-14-25

SITUATED IN THE VILLAGE OF ALBANY,  
SECTION 2, TOWN 10, RANGE 15,  
LEE TOWNSHIP,  
ATHENS COUNTY, OHIO  
SURVEYED JUNE 2025

Donnie E. Stevens II, PS 8716



BEARINGS ARE STATE PLANE GRID  
NAD83, OHIO SOUTH ZONE.

17163 JOY RD  
CHESTERHILL, OHIO 43728  
740-541-1995  
stevenssurveyingllc@gmail.com

- DEEDS OF RECORD
- TAX MAPS
- PREVIOUS SURVEYS

○ IRON PIN FOUND  
● 5/8"x30" REBAR SET WITH PLASTIC  
ID CAP STAMPED "STEVENS PS 8716"