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.

Stevens II

Donnie E. Stevens II, PS 8716

17163 Joy Rd, Chesterhill, Ohio 43728

Description Checked for

740-541-1995

Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

DATE:

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

JUL 18 2025

Jill Davidson Athens County Auditor

PLAT OF SURVEY SITUATED IN THE VILLAGE OF ALBANY, SECTION 2, TOWN 10, RANGE 15, LEE TOWNSHIP, ATHENS COUNTY, OHIO SURVEYED JUNE 2025 GOODIN OR 224, PG, 134 P.O.C. -H020060004100 NW CORNER OF LOT 15 OF RAYMAR SUBDIVISION (ENV 403A) 196.50' S 86°27'21" E 104.07 N 86°27'21" W 92.43' **FAULKNER** 197.25' OR 206, PG. 953 N 04°13'53" H020060002603 BUSCH N 04°13'53" E OR 220, PG. 700 P.O.B. 92. 04°13'53" W H020060002608 0.196 ACRES **EXISTING HOUSE** OUT OF PARCEL H020060002603 WAGERS OR 525, PG, 1616 H020060002607 11' +3.00 N 86°34'21" W 104.07 +89.341 92.43 SHAWNEE DR (40' WIDE) Description Checked for Mathematical Accuracy **Athens County** ENGINEER'S OFFI DATE: 25 SCALE IN FEET Donnie E. 1" = 50'Stevens II REFERENCES S-8716 BASIS OF BEARING -DEEDS OF RECORD BEARINGS ARE STATE PLANE GRID SONAL SURINI -TAX MAPS NAD83, OHIO SOUTH ZONE. -PREVIOUS SURVEYS LEGEND STEVENS SURVEYING LLC O IRON PIN FOUND 17163 JOY RD 7/9/25 CHESTERHILL, OHIO 43728 5/8"x30" REBAR SET WITH PLASTIC 740-541-1995 ID CAP STAMPED "STEVENS PS 8716" DONNIE E. STEVENS II, PS 8716 DATE stevenssurveyingllc@gmail.com