

Description of 101.011 Acres - Tract 2

Situated in Farm Lots 2, 3, 4, and 5, Section 31, Town 8, Range 14, Alexander Township, Athens County, State of Ohio, being part of Parcels B010010085500, B010010085600, B010010085700, B010010086500, and B010010086800 deeded to Smith in Volume 385, Page 1467 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

COMMENCING at an iron pin found with a Branner cap at the Southwest Corner of Section 31; thence along the west line of said section N4°19'50"E, 822.63 feet to an iron pin set and said iron pin being the **POINT OF BEGINNING** for the tract herein described:

Thence **North 4°19'50" East, 1,908.93 feet** along the west line of said Section 31 and the east line of Clifton (OR 408-1862) to an iron pin set;

Thence leaving said Section Line **North 88°26'21" East, 746.46 feet** along a new line created by this survey to an iron pin set, passing an iron pin set at 694.14 feet;

Thence **South 78°14'22" East, 570.89 feet** along a new line created by this survey to a 5/8" rebar found at the southwest corner of Lot 10 in the Red Apple Subdivision (Env 483B), passing an iron pin set at 48.99 feet;

Thence **South 85°29'57" East, 681.54 feet** along the south lines of Lot 10 and Lot 7 in said subdivision to a 5/8" rebar found, passing a 5/8" rebar found at 456.66 feet;

Thence **South 4°24'15" West, 1,329.00 feet** along the west lines of Lot 7, Lot 6, and Lot 5 in said subdivision to a 5/8" rebar found at the southwest corner of Lot 5, passing 5/8" rebars found at 161.32 feet and 778.46 feet;

Thence **South 86°20'14" East, 687.13 feet** along the south line of Lot 5 in the Red Apple Subdivision (Env 483B) to an iron pin found with a Newman cap;

Thence along the south lines of Davis (OR 600-1261) the following two (2) courses:

1. **North 60°58'49" East, 59.19 feet** to a 5/8" rebar found (bent);
2. **North 81°14'44" East, 355.20 feet** to a point in Setty Rd (TR 41), passing an iron pin set at 335.12 feet;

Thence along Setty Rd (TR 41) the following three (3) courses:

1. **South 16°16'56" East, 87.68 feet** to a point;
2. **South 33°44'34" East, 86.39 feet** to a point;
3. **South 41°02'18" East, 366.92 feet** to a point;

Thence leaving said road **South 75°41'13" West, 566.19 feet** along the north line of Magruder (OR 530-2531) to a 5/8" rebar found, passing a 5/8" rebar found at 40.89 feet;

Thence **North 87°54'47" West, 2,881.94 feet** along a new line created by this survey, passing iron pins set at 329.92 feet, 2,036.88, and 2,149.34 feet, to the point of beginning and containing 101.011 acres of which 6.627 acres is in Farm Lot 2, 1.127 acres is in Farm Lot 3, 60.824 acres is in Farm Lot 4, and 32.433 acres is in Farm Lot 5.

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.

Plat of Survey is attached herewith and made a part thereof.

The above description was prepared by Donnie E. Stevens II, Ohio Registered Surveyor 8716 in April 2023.

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

APR 13 2023

Jill Thompson
Athens County Auditor



Donnie E. Stevens II 4/11/23
Donnie E. Stevens II, PS 8716

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 4/12/23

PLAT OF SURVEY

SITUATED IN FARM LOTS 2, 3, 4, AND 5,
SECTION 31, TOWNSHIP 8, RANGE 14,
ALEXANDER TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED APRIL 2023

BLACKBURN
OR 600, PG. 935

SAYERS
OR 515, PG. 1237

ABFALL
OR 354, PG. 1671
2005 Highland Survey

BOUNDARY LINE
AGREEMENT (OR 387-1617)

JUSTIN SMITH
OR 479, PG. 858
B010010085400
2012 Branner Survey

**TRACT 1
101.011 ACRES**

Line #	Bearing	Length
L1	S60°58'49"W	59.19'
L2	N81°14'44"E	355.20'
L3	S16°16'56"E	87.68'
L4	S33°44'34"E	86.39'
L5	S42°40'19"E	109.09'
L6	N56°11'02"E	180.82'
L7	S65°12'08"E	64.33'
L8	N25°55'45"E	28.97'
L9	N23°45'14"W	55.90'
L10	N35°29'44"E	217.42'
L11	N55°21'13"E	100.10'
L12	N00°50'37"W	272.66'
L13	N30°44'03"E	176.55'
L14	N42°04'15"E	41.00'
L15	N54°31'23"E	40.00'
L16	N70°30'26"E	201.58'

**TRACT 2
101.011 ACRES**

(6.627 acres in Farm Lot 2,
1.127 acres in Farm Lot 3,
60.824 acres in Farm Lot 4, &
32.433 acres in Farm Lot 5)

**TRACT 3
67.342 ACRES**

(14.001 acres in Farm Lot 2,
& 53.341 acres in Farm Lot 5)

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

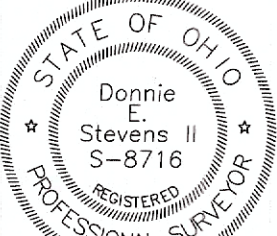
BY: *J. Maiden*
DATE: *4/11/23*

- ① RAE
OR 335, PG. 2118
1996 Triplett
Survey
- ② KESSLER
OR 391, PG. 143
1988 Riley
Survey

DAVIS
OR 444, PG. 2165
1974 Whaley
Survey

- ①
- ②

MEFFORD
OR 435, PG. 1445

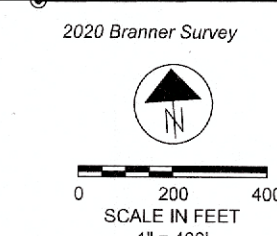


Donnie E. Stevens II
DONNIE E. STEVENS II, PS 8716
DATE: *4/11/23*

CLIFTON
OR 408, PG. 1862

LEE TWP - SECTION 1
ALEXANDER TWP - SECTION 31

P.O.C.
P.O.B. TRACT 3
SW CORNER OF
SECTION 31



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

BASIS OF BEARING
BEARINGS ARE STATE PLANE GRID
NAD83, OHIO SOUTH ZONE.

REFERENCES
-DEEDS OF RECORD
-TAX MAPS
-PREVIOUS SURVEYS
-PLAT OF RED APPLE SUBDIVISION
ENV 483B

LEGEND
▲ RAILROAD SPIKE FOUND
▲ WOOD CORNER POST FOUND
□ NOTCHED STONE FOUND
○ IRON PIN FOUND - 5/8" REBAR
○ IRON PIN FOUND w/SWOYER CAP
○ IRON PIN FOUND w/BRANNER CAP
● 5/8"x30" REBAR SET WITH PLASTIC
ID CAP STAMPED "STEVENS PS 8716"

2020 Branner Survey 1998 Walton Survey Meigs Co. - Scipio Twp. - Section 36 N 85°52'53" W 3,129.51'

N 04°19'50" E 822.63' N 04°19'50" E 1,908.93' N 04°03'01" E 2,118.05' S 86°35'20" E 1,829.04' N 03°48'16" E 502.14' F.L. 4 F.L. 3 S 85°53'17" E 735.91' F.L. 2 F.L. 1

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