

Description of a 2.000 Acre Tract

Situated in Section 16, Town 6, Range 13, Ames Township, Athens County, State of Ohio, being part of Parcel C010010030704 deeded to Jackson in Volume 364, Page 602 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

COMMENCING at a stone found at the Southeast corner of the North Half of the Northeast Quarter of Section 16; thence North 85°50'38" West, 67.38 feet along the common boundary to McNally (OR 347-493) and Ames Township Trustees (OR 294-1700) to a 5/8" rebar found and said rebar being the **POINT OF BEGINNING** of the tract herein described:

Thence **South 28°27'12" West, 714.53 feet** along the common boundary to Jackson (OR 364-602) and Ames Township Trustees (OR 294-1700) to a point in Henry Rd (TR 340), passing a 5/8" rebar found at 697.56 feet;

Thence along new lines created by this survey the following two (2) courses:

1. **North 69°27'13" West, 126.57 feet** along said road to a point;
2. **North 28°27'12" East, 675.34 feet** to an iron pin set, passing an iron pin set at 20.95 feet;

Thence **South 85°50'38" East, 137.55 feet** along the common boundary to McNally (OR 347-493) and Jackson (OR 364-602) to the point of beginning and containing 2.000 acres.

The above described 2.000 acre parcel is to be continuous and contiguous with Ames Township Trustees (OR 294, PG. 1700 Parcel C010010030702).

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 November 2025.



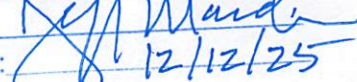

12/5/25
Donnie E. Stevens II, PS 8716
17163 Joy Rd, Chesterhill, Ohio 43728
740-541-1995

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

APR 14 2026

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

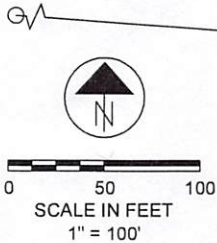
BY: 
DATE: 12/12/25

PLAT OF SURVEY

SITUATED IN SECTION 16, TOWN 6,
RANGE 13, AMES TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED NOVEMBER 2025

MCNALLY
OR 347, PG. 493
1978 Gerstner Survey

P.O.C.
SE CORNER OF THE
NORTH HALF OF THE
NE QUARTER OF
SECTION 16



BASIS OF BEARING

BEARINGS ARE STATE PLANE GRID
NAD83, OHIO SOUTH ZONE.

REFERENCES

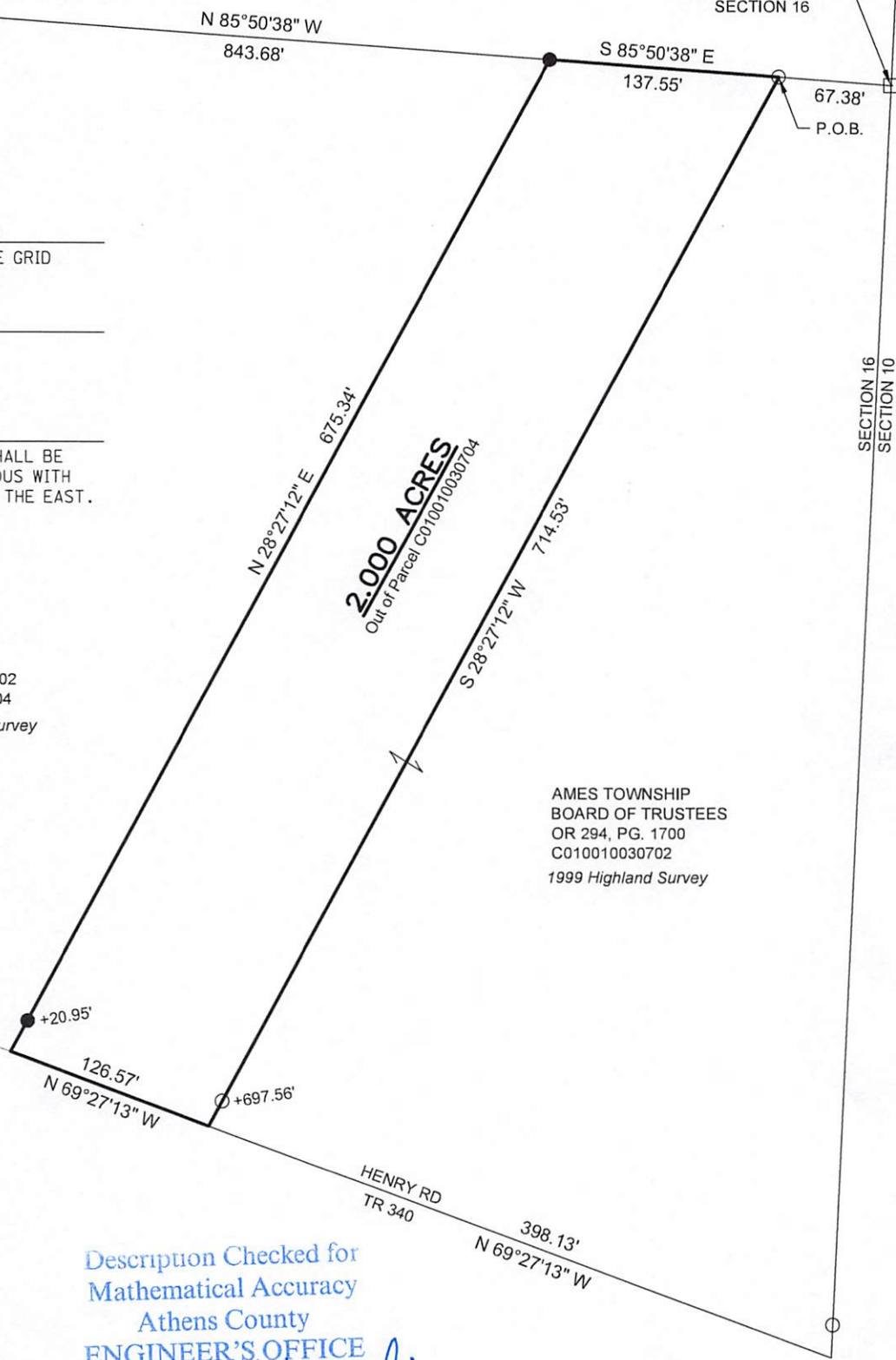
- DEEDS OF RECORD
- TAX MAPS
- PREVIOUS SURVEYS

NOTE

THE 2.000 ACRE PARCEL SHALL BE
CONTINUOUS AND CONTIGUOUS WITH
PARCEL C010010030702 TO THE EAST.

JACKSON
OR 364, PG. 602
C010010030704
2013 Branner Survey

AMES TOWNSHIP
BOARD OF TRUSTEES
OR 294, PG. 1700
C010010030702
1999 Highland Survey



Description Checked for
Mathematical Accuracy

Athens County

ENGINEER'S OFFICE

BY: Donnie E. Stevens
DATE: 12/12/25



LEGEND

- ☐ STONE FOUND
- ⊙ IRON PIPE FOUND
- IRON PIN FOUND - 5/8" REBAR
- 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"

STEVENS SURVEYING LLC

17163 JOY RD
CHESTERHILL, OHIO 43728
740-541-1995

stevenssurveyingllc@gmail.com

Donnie E. Stevens
DONNIE E. STEVENS II, PS 8716

12/5/25
DATE