

Description of a 119.007 Acre Tract

Situated in Fractions 30 & 32, Sections 21 & 27, Town 6, Range 13, Ames Township, Athens County, State of Ohio, being all of Parcels C010010050400 and C010010050500 deeded to Havilah Farms LLC in Volume 524, Page 772 of the Official Records of Athens County, Ohio, also being all of Parcels C010010050401 and C010010050501 deeded to Sherman in Volume 539, Page 368 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

BEGINNING at a magnail set in Hooper Ridge Rd (CR 36) on the east line of Fraction 32 which bears North 3°33'27" East, 1,891.93 feet from the SE corner of Fraction 32 (calculated per 2007 Branner survey);

Thence along common boundary to Carr (OR 602-731) the following two (2) courses:

1. **North 4°20'47" East, 159.52 feet** to a 5/8" rebar found;
2. **North 86°40'20" West, 2,156.91 feet** to a 24" Ash (fence corner) from which a 1" rebar found bears N 86°40'20" W, 21.70 feet and a 1" rebar found bears S 4°26'39" W, 11.56 feet;

Thence **North 2°59'01" East, 2,038.74 feet** along the east line of Herold (OR 339-172) to 24" Oak (fence corner);

Thence **South 86°30'31" East, 2,176.98 feet** along the north line of Fraction 32 and the south line of Kasler (OR 137-735) to 5/8" rebar found, passing a 5/8" rebar found at 287.43 feet - 0.67 feet left;

Thence along common boundary to Kasler (OR 13-326) the following six (6) courses:

1. **South 3°30'57" West, 447.84 feet** to a 5/8" rebar found;
2. **South 86°23'55" East, 303.60 feet** to a 5/8" rebar found;
3. **South 13°06'15" East, 851.83 feet** to a notched stone found;
4. **South 9°54'56" West, 363.71 feet** to a 5/8" rebar found;
5. **South 52°06'14" East, 341.88 feet** to a 5/8" rebar found;
6. **South 62°41'14" East, 62.49 feet** to a magnail set in Hooper Ridge Rd (CR 36);

Thence along Hooper Ridge Rd (CR 36) the following five (5) courses:

1. **North 76°58'34" West, 75.92 feet** to a point;
2. **South 87°31'32" West, 104.08 feet** to a point;
3. **South 75°14'37" West, 356.74 feet** to a point;
4. **South 66°08'04" West, 141.95 feet** to a point;
5. **South 53°38'49" West, 268.81 feet** to the point of beginning and containing 119.007 acres of which 17.738 acres are in Fraction 30 and 101.269 acres are in Fraction 32.

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 September 2025.

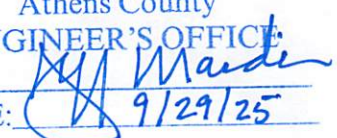
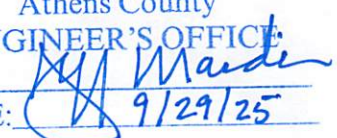


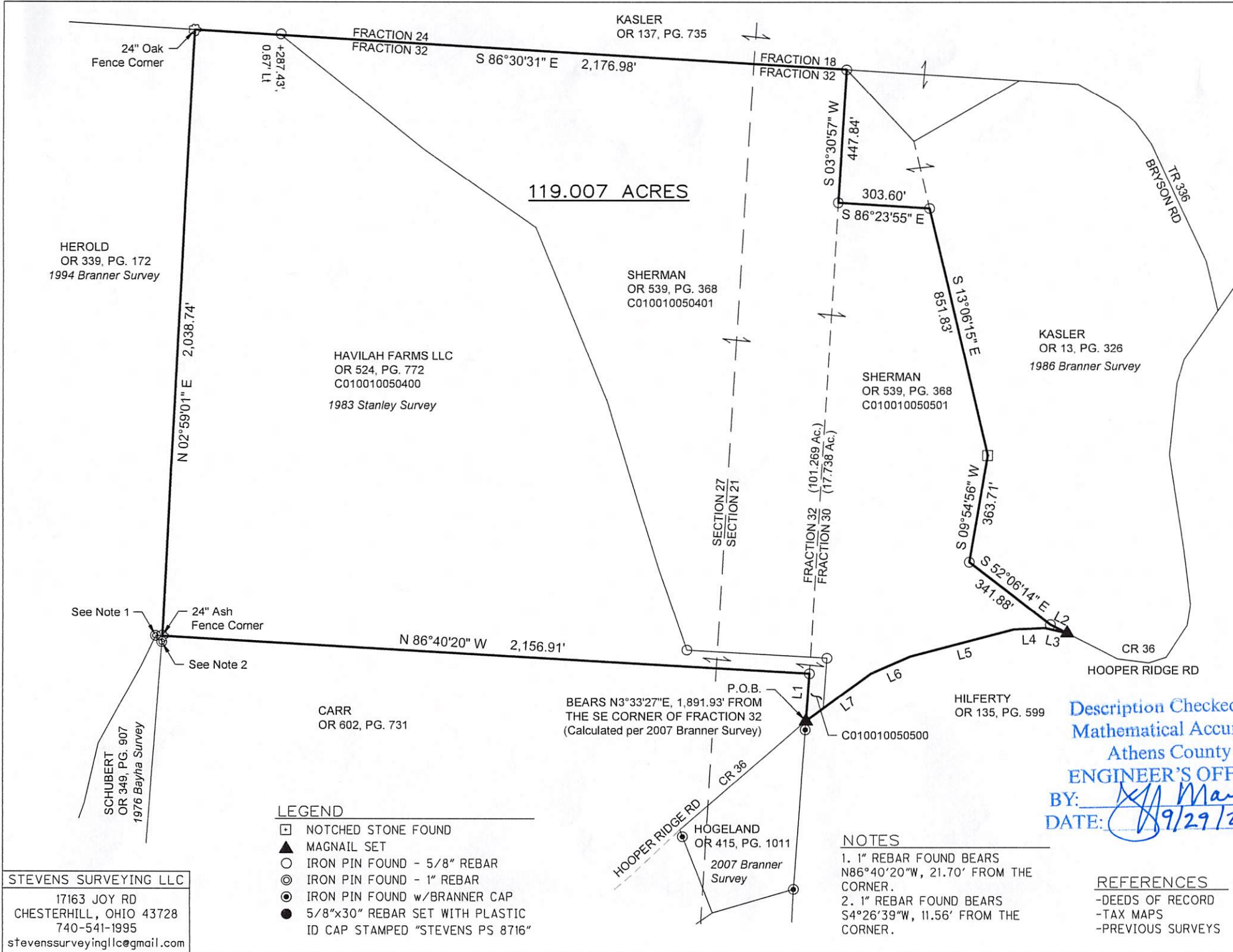

Donnie E. Stevens II, PS 8716
17163 Joy Rd, Chesterhill, Ohio 43728
740-541-1995

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

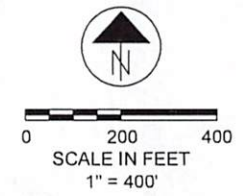
OCT 01 2025

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE:  9/29/25



PLAT OF SURVEY
SITUATED IN FRACTIONS 30 & 32,
SECTIONS 21 & 27, TOWN 6,
RANGE 13, AMES TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED SEPTEMBER 2025



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

Line Table		
Line #	Bearing	Length
L1	N04°20'47"E	159.52'
L2	S62°41'14"E	62.49'
L3	N76°58'34"W	75.92'
L4	S87°31'32"W	104.08'
L5	S75°14'37"W	356.74'
L6	S66°08'04"W	141.95'
L7	S53°38'49"W	268.81'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: *9/29/25*



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

- LEGEND**
- ☐ NOTCHED STONE FOUND
 - ▲ MAGNAIL SET
 - IRON PIN FOUND - 5/8" REBAR
 - ⊙ IRON PIN FOUND - 1" REBAR
 - IRON PIN FOUND w/BRANNER CAP
 - 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"

- NOTES**
- 1" REBAR FOUND BEARS N86°40'20"W, 21.70' FROM THE CORNER.
 - 1" REBAR FOUND BEARS S4°26'39"W, 11.56' FROM THE CORNER.

- REFERENCES**
- DEEDS OF RECORD
 - TAX MAPS
 - PREVIOUS SURVEYS

[Signature]
DONNIE E. STEVENS II, PS 8716
9/26/25
DATE