

Tract A
Description of a 11.618 Acre Tract

Situated in Fraction 32, Sections 21 & 27, Town 6, Range 13, Ames Township, Athens County, State of Ohio, being part of Parcels C010010050201 and C010010050204 deeded to Hogeland in Volume 415, Page 1011 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

BEGINNING at an iron pin found with a cap inscribed "PS 6805" on the east line of Fraction 32 which bears North 3°08'59" East, 441.72 feet from the Southeast corner of Fraction 32;

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

1. **North 74°13'04" West, 350.99 feet** to an iron pin set;
2. **North 28°27'07" West, 426.05 feet** to a 5/8" rebar found;

Thence along a common boundary to Carr (OR 602-731) the following five (5) courses:

1. **North 28°01'26" East, 298.18 feet** to an iron pin found with a cap inscribed "PS 6805";
2. **North 76°11'00" East, 120.99 feet** to an iron pin found with a cap inscribed "PS 6805";
3. **North 55°31'05" East, 74.27 feet** to an iron pin found with a cap inscribed "PS 6805";
4. **North 21°09'21" West, 298.43 feet** to a point in Hooper Ridge Rd (CR 36), passing an iron pin found with a cap inscribed "PS 6805" at 273.43 feet;
5. **North 49°07'34" East, 556.58 feet** to a point in Hooper Ridge Rd (CR 36);

Thence leaving said road **South 4°19'24" West, 566.15 feet** along the east line of Fraction 32 and the west line of Hilferty (OR 135-599) to an iron pin found with a cap inscribed "PS 6805", passing an iron pin found with a cap inscribed "PS 6805" at 24.34 feet;

Thence **South 3°08'59" West, 883.55 feet** along the east line of Fraction 32 and the west line of Hilferty (OR 135-599) to the point of beginning and containing 11.618 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.

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 March 2026.

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

APR 02 2026

Jill Davidson
Athens County Auditor



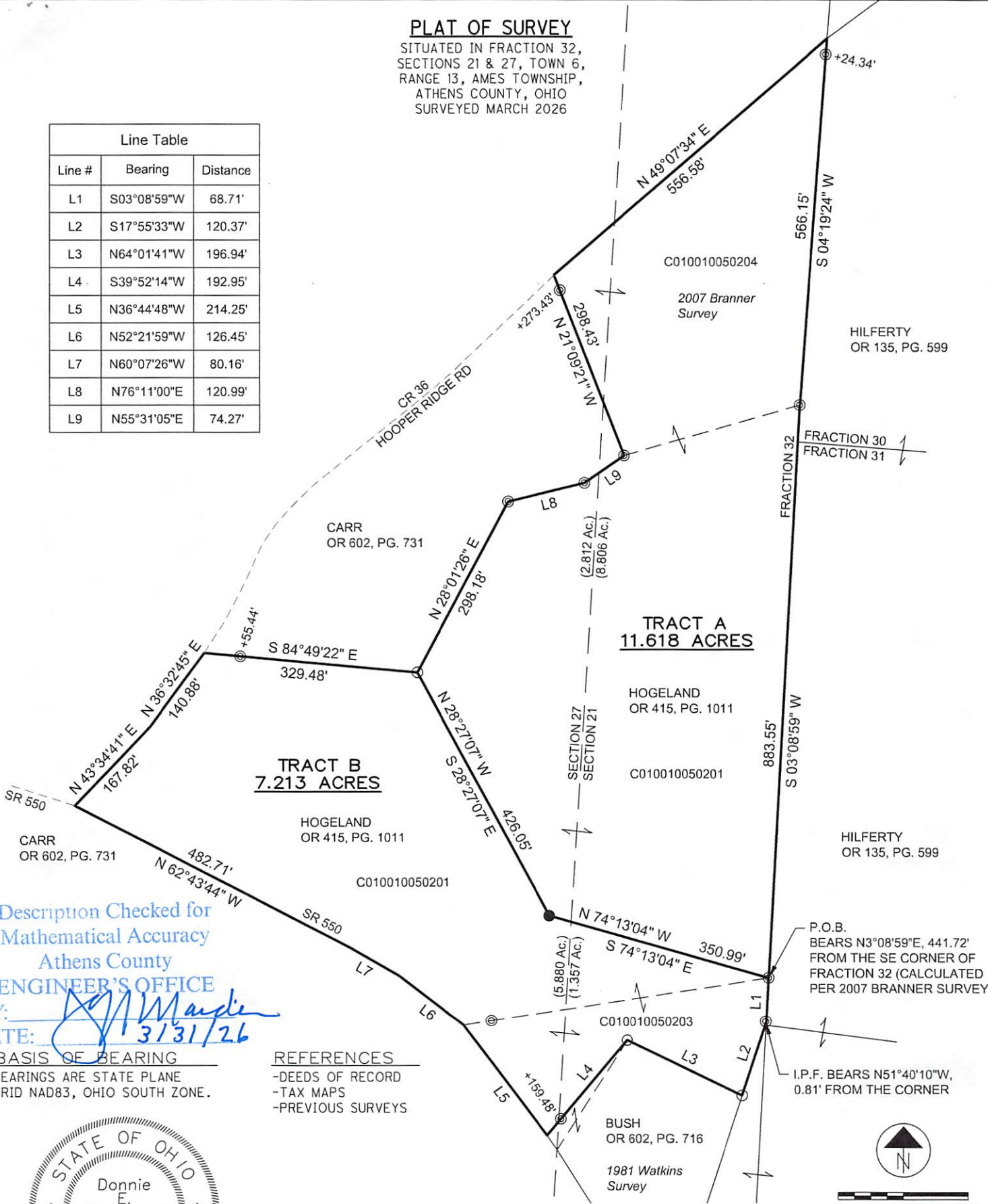
Donnie E. Stevens II 3/29/26
Donnie E. Stevens II, PS 8716
17163 Joy Rd, Chesterhill, Ohio 43728
740-541-1995

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 3/31/26

PLAT OF SURVEY

SITUATED IN FRACTION 32,
SECTIONS 21 & 27, TOWN 6,
RANGE 13, AMES TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED MARCH 2026

Line Table		
Line #	Bearing	Distance
L1	S03°08'59"W	68.71'
L2	S17°55'33"W	120.37'
L3	N64°01'41"W	196.94'
L4	S39°52'14"W	192.95'
L5	N36°44'48"W	214.25'
L6	N52°21'59"W	126.45'
L7	N60°07'26"W	80.16'
L8	N76°11'00"E	120.99'
L9	N55°31'05"E	74.27'



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

REFERENCES
-DEEDS OF RECORD
-TAX MAPS
-PREVIOUS SURVEYS

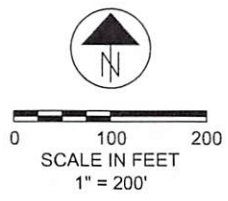


[Signature]
DONNIE E. STEVENS II, PS 8716
DATE: 3/29/26

- LEGEND**
- ▲ RAILROAD SPIKE FOUND
 - ▲ MAG NAIL SET
 - IRON PIN FOUND - 5/8" REBAR
 - ⊙ IRON PIN FOUND w/PS 6805 CAP
 - 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"

P.O.B.
BEARS N3°08'59"E, 441.72'
FROM THE SE CORNER OF
FRACTION 32 (CALCULATED
PER 2007 BRANNER SURVEY)

I.P.F. BEARS N51°40'10"W,
0.81' FROM THE CORNER



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