

Tract B
Description of a 7.213 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 C010010050203 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 the east line of said fraction **South 3°08'59" West, 68.71 feet** along the west line of Hilferty (OR 135-599) to a point from which an iron pin found with a cap inscribed "PS 6805" bears North 51°40'10" West, 0.81 feet;

Thence **South 17°55'33" West, 120.37 feet** along the west line of Hilferty (OR 135-599) to a 5/8" rebar found;

Thence along a common boundary to Bush (OR 602-716) the following two (2) courses:

1. **North 64°01'41" West, 196.94 feet** to a 5/8" rebar found;
2. **South 39°52'14" West, 192.95 feet** to a point in SR 550, passing an iron pin found with a cap inscribed "PS 6805" at 159.48 feet;

Thence along a common boundary to Carr (OR 602-731) the following four (4) courses:

1. **North 36°44'48" West, 214.25 feet** to a point;
2. **North 52°21'59" West, 126.45 feet** to a point;
3. **North 60°07'26" West, 80.16 feet** to a point;
4. **North 62°43'44" West, 482.71 feet** to a point at the intersection of Hooper Ridge Rd (CR 36);

Thence continuing along a common boundary to Carr (OR 602-731) and Hooper Ridge Rd (CR 36) the following two (2) courses:

1. **North 43°34'41" East, 167.82 feet** to a point;
2. **North 36°32'45" East, 140.88 feet** to a point;

Thence leaving said road **South 84°49'22" East, 329.48 feet** along a common boundary to said Carr tract to a 5/8" rebar found, passing an iron pin found with a cap inscribed "PS 6805" at 55.44 feet;

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

1. **South 28°27'07" East, 426.05 feet** to an iron pin set;
2. **South 74°13'04" East, 350.99 feet** to the point of beginning and containing 7.213 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.



Donnie E. Stevens II 3/29/26
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 02 2026

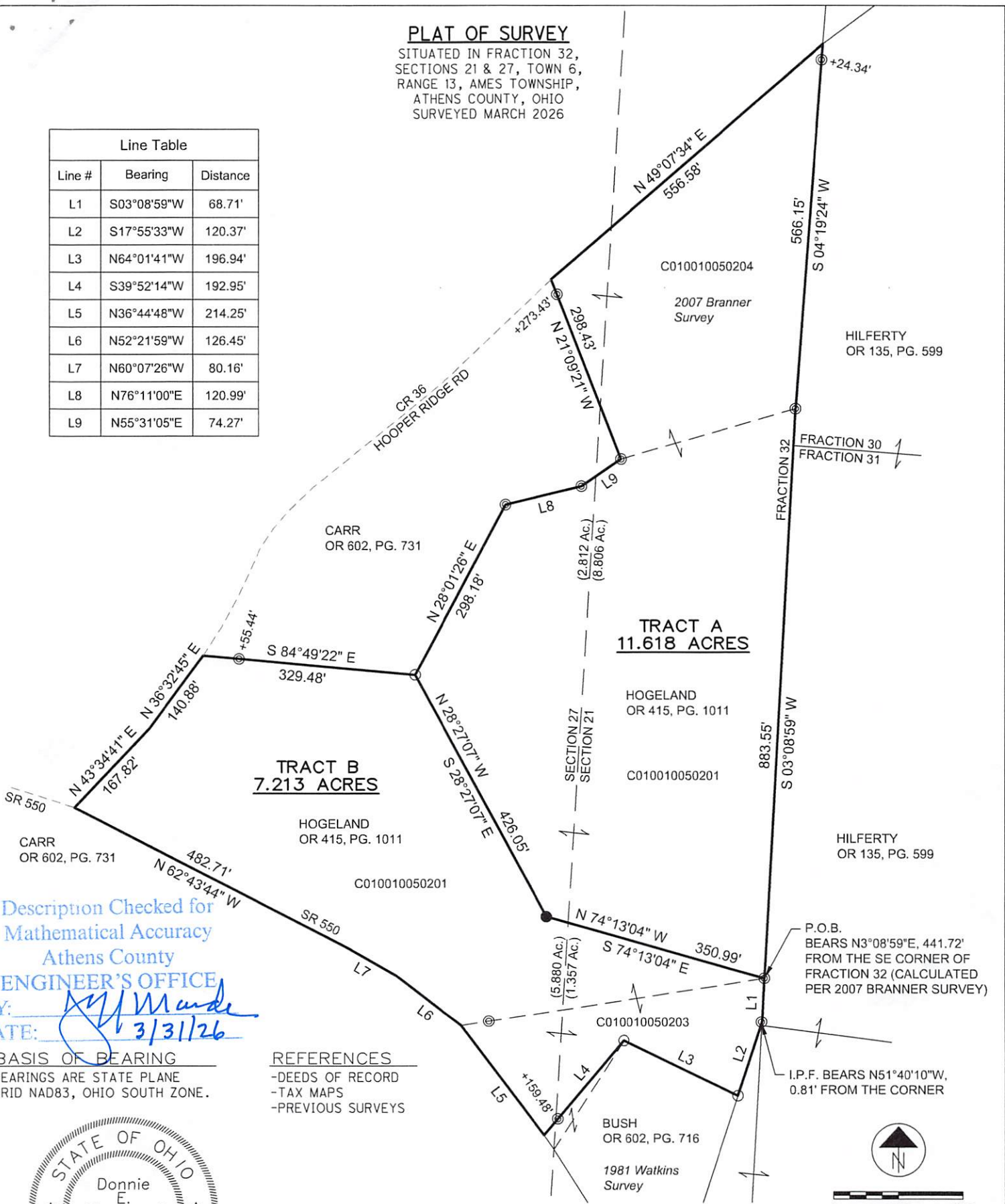
Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *JM Marden*
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'



Description Checked for
Mathematical Accuracy

Athens County

ENGINEER'S OFFICE

BY: *[Signature]*
DATE: *3/31/26*

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

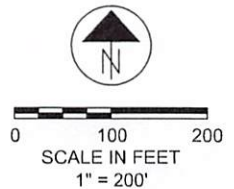
REFERENCES
-DEEDS OF RECORD
-TAX MAPS
-PREVIOUS SURVEYS



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

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"



STEVENS SURVEYING LLC
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