

Description of a 1.345 Acre Tract

Situated in Sections 3 and 9, Fraction 3, Town 6, Range 13, Ames Township, Athens County, State of Ohio, being part of Parcels C010010006801, C010010006901, and C010010007600 deeded to Stocker in Volume 503, Page 992 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

BEGINNING at a bent 5/8" rebar found which bears S 9°40'51" E, 880.01 feet from an iron pipe found at the northeast corner of Fraction 3;

Thence **South 13°33'07" East, 41.55 feet** along Jago Valley Rd (TR 478) to an iron pin set;

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

1. **North 87°50'26" West, 300.07 feet** to an iron pin set;
2. **North 83°15'45" West, 214.42 feet** to a 5/8" rebar found;

Thence **North 13°24'11" West, 223.06 feet** along the east line of Cunningham (OR 225-875) to a 5/8" rebar found;

Thence **South 87°49'18" East, 208.32 feet** along the south line of Cunningham (OR 225-875) to a 5/8" rebar found;

Thence **South 13°31'45" East, 199.36 feet** along the west line of Cunningham (OR 225-875) to a 5/8" rebar found;

Thence **South 87°50'26" East, 300.17 feet** along the south line of Cunningham (OR 225-875) to the point of beginning and containing 1.345 acres, of which 1.069 acres are taken from Parcel C010010007600, 0.095 acres are taken from Parcel C010010006901, and 0.181 acres are taken from Parcel C010010006801.

The foregoing described real property shall not be developed into a residential lot. This restriction is expressly intended for the health and benefit of the general public and shall be enforceable by the Athens City-County Health Department and shall not be removed, except with the express consent of the Athens City-County Health Department.

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 Garrett J. Maiden under the direct supervision of Donnie E. Stevens II, Ohio Registered Surveyor 8716 in September 2026.

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

OCT 02 2026

Jill Davidson
Athens County Auditor



Donnie E. Stevens II 9/25/26
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: *Jeff Maiden*
DATE: *9/28/26*

NOTE

1.345 ACRE PARCEL SHALL NOT BE DEVELOPED INTO A RESIDENTIAL LOT. THIS RESTRICTION IS EXPRESSLY INTENDED FOR THE HEALTH AND BENEFIT OF THE GENERAL PUBLIC AND SHALL BE ENFORCABLE BY THE ATHENS CITY-COUNTY HEALTH DEPARTMENT AND SHALL NOT BE REMOVED, EXCEPT WITH THE EXPRESS CONSENT OF THE ATHENS CITY-COUNTY HEALTH DEPARTMENT.

PLAT OF SURVEY

SITUATED IN SECTIONS 3 & 9,
FRACTION 3, TOWN 6, RANGE 13,
AMES TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED AUGUST 2026

APPROVED BY ATHENS
COUNTY REGIONAL
PLANNING COMMISSION
DATE 10/02/2026
Conner Levee

CUNNINGHAM
OR 225, PG. 875
1995 Branner Survey

CUNNINGHAM
OR 225, PG. 875
1995 Branner Survey

1.345 ACRES

Out of Parcels:
C010010006801
C010010006901
C010010007600

(1.069 ACRES)

STOCKER
OR 503, PG. 992
1995 Branner Survey

STOCKER
OR 503, PG. 992
C010010007600

CUNNINGHAM
OR 225, PG. 875
1995 Branner Survey

CUNNINGHAM
OR 225, PG. 875
1995 Branner Survey

KING
OR 561, PG. 746

P.O.B.
BEARS S 9°40'51" E
880.01' FROM NE
CORNER OF
FRACTION 3 T6 R13

JAGO
OR 516, PG. 1524

STOCKER
OR 503, PG. 992
C010010006801

REFERENCES
DEEDS OF RECORD
TAX MAPS
PREVIOUS SURVEYS

Line Table		
Line #	Bearing	Distance
L1	S13° 33' 07"E	41.55'
L2	S13° 33' 07"E	58.45'



0 50 100
SCALE IN FEET
1" = 100'

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

STEVENS SURVEYING LLC

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

stevenssurveyingllc@gmail.com

LEGEND

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: *9/28/26*



[Signature]
DONNIE E. STEVENS II, PS 8716

9/25/26
DATE