

Description of a 62.129 Acre Tract

Situated in Section 4, Town 6, Range 13, Ames Township, Athens County, State of Ohio, being part of Parcel C010010013300 deeded to Chadwell in Volume 493, Page 1183 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

COMMENCING at a stone found at the Northeast corner of Section 4; thence $S3^{\circ}19'28''W$, 1,162.80 feet along the east line of Section 4 to an iron pin set; thence $N87^{\circ}32'21''W$, 1,849.17 feet along the south lines of McKinley (OR 497-112) and Chadwell (OR 493-1183 Parcel Two) to an iron pin set and said iron pin being the **POINT OF BEGINNING** for the tract herein described:

Thence along new lines created by this survey the following four (4) courses:

1. **South $3^{\circ}47'03''$ West, 966.95 feet** to an iron pin set, passing an iron pin set at 758.96 feet;
2. **South $87^{\circ}02'38''$ East, 339.69 feet** to a point in Linscott Run Rd (TR343), passing an iron pin set at 321.64 feet;
3. **South $4^{\circ}04'40''$ West, 185.00 feet** along said road to a point;
4. **South $6^{\circ}56'16''$ West, 157.96 feet** along said road to a point;

Thence **North $85^{\circ}51'02''$ West, 914.95 feet** leaving said road and along the north line of Stevens (OR 416-304) to a 5/8" rebar found, passing an iron pin set at 20.00 feet;

Thence **North $85^{\circ}47'17''$ West, 1,227.01 feet** along the north line of Mast (OR 603-956) to a 5/8" rebar found;

Thence **North $86^{\circ}44'08''$ West, 206.10 feet** along the north line of Gingerich (OR 561-1555) to an iron pin found with a Branner cap;

Thence **North $2^{\circ}12'21''$ East, 1,252.02 feet** along the east line of Hellmuth (OR 590-1663)

Thence **South $86^{\circ}58'54''$ East, 753.21 feet** along the south line of Hazen (OR 295-1158) to a stone found;

Thence **South $87^{\circ}32'21''$ East, 1,299.67 feet** along the south line of Chadwell (OR 493-1183 Parcel Two) to the point of beginning and containing 62.129 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 November 2024.

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

NOV 14 2024

Jill Davidson
Athens County Auditor



Donnie E. Stevens II 11/8/24
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: 11/13/24

PLAT OF SURVEY

SITUATED IN SECTION 4, TOWNSHIP 6,
RANGE 13, AMES TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED NOVEMBER 2024

P.O.C.
NE CORNER
OF SECTION 4

1902 Hibbard Survey

HAZEN
OR 295, PG. 1158

CHADWELL
OR 493, PG. 1183
C010010013400

MCKINLEY
OR 497, PG. 112

S 86°58'54" E
753.21'

S 87°32'21" E
1,299.67'

S 87°32'21" E 1,849.17'

P.O.B. of
25.007 AC TRACT

S 03°19'28" W
1,162.80'

62.129 ACRES
Out of Parcel C010010013300

25.007 ACRES
Out of Parcel C010010013300

S 87°32'21" E
769.41'

2021 Branner Survey
N 02°12'21" E
1,252.02'

HELMUTH
OR 590, PG. 1663

GINGERICH
OR 561, PG. 1555

N 86°44'08" W
206.10'

N 85°47'17" W
1,227.01'

MAST
OR 603, PG. 956
2006 Bayha Survey

P.O.B. of
62.129 AC TRACT

CHADWELL
OR 493, PG. 1183
C010010013300

S 03°47'03" W 966.95' (T)
758.96'

LINSCOTT RUN RD
TR 343

S 69°11'08" W
714.77'

N 83°20'08" W
840.40'

P.O.B. of
29.008 AC TRACT

S 03°19'28" W
530.32'

29.008 ACRES
Out of Parcel C010010013300

N 88°44'43" W
364.04'
207.99'
339.69'

+528.54'
+321.64'
*20.00'
+1507.60'

S 04°04'40" W
185.00'

CHADWELL
OR 493, PG. 1183
C010010013300

S 06°56'16" W
157.96'

N 85°51'02" W
914.95'

STEVENS
OR 416, PG. 304

N 85°47'25" W
1,529.60'

MCCORMICK
OR 527, PG. 513

828.55'
SECTION 4
AMES TOWNSHIP
SECTION 34
BERN TOWNSHIP



0 200 400
SCALE IN FEET
1" = 400'

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

REFERENCES

- DEEDS OF RECORD
- TAX MAPS
- PREVIOUS SURVEYS

LEGEND

- ☐ STONE FOUND
- ⊙ IRON PIPE FOUND
- IRON PIN FOUND - 5/8" REBAR
- ⊙ IRON PIN FOUND w/BRANNER CAP
- 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: 11/13/24

[Signature]
DONNIE E. STEVENS II, PS 8716

11/8/24
DATE

STEVENS SURVEYING LLC
17163 JOY RD
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stevenssurveyingllc@gmail.com