

LEGAL DESCRIPTION OF A 5.00 ACRE TRACT

Situated in the Section 4, and in Fraction 12, Town 6, Range 13, Ames Township, Athens County, Ohio and described as follows:

Commencing at an iron pin found by C. Thomas Smith (Surveyor No.6844) assumed to be the southeast corner of the southwest quarter of Ames Township, Section 4; thence on an assumed bearing along the south line of said Section 4 North $86^{\circ}42'56''$ West a total distance of 1587.04 feet to a point on the southerly line of Eric and Cathy Tabler's 10.577 Acre Tract described in 610-771 O.R.; thence along said southerly line of Tabler the following two bearings and distances:

1) South $32^{\circ}56'02''$ West a distance of 14.28 feet to the calculated location of a found iron pin; thence

2) South $59^{\circ}22'48''$ West a distance of 239.08 feet

to a point in the center of State Route 329 on the east line of Richard E. Calentine's 20.552 Acre Tract described in Volume 371 Page 393 O.R.; thence along the center of said State Route 329 and the east line of said Calentine (371-393 O.R.) North $21^{\circ}18'56''$ West a distance of 28.97 feet to a point at the southeast corner of Richard E. Calentine's 0.91 Acre Tract described in Volume 371 Page 393 O.R. at the northeast corner of aforesaid 20.552 Acre tract (R.E. Calentine 371-393 O.R.); thence leaving aforesaid road and along the northerly line of Calentine (371-393 O.R.) and the south line of said 0.91 Acre Tract South $89^{\circ}08'55''$ West a distance of 245.00 feet (passing a found iron pin at 35.00 feet) to a point at the southwest corner of aforesaid 0.91 Acre Tract; thence continuing along the north line of R.E. Calentine (371-393 O.R.) and the west line of said 0.91 Acre Tract (371-393 O.R.) and the west line of R.E. Calentine's 0.11 acre tract described in Volume 249 Page 71 O.R. North $22^{\circ}19'11''$ West a distance of 195.02 feet to a found iron pin at the northwest corner of said 0.11 Acre Tract on the southerly line of Daniel Lamar and Heidi Rosann Yoder's ~~69~~.01 Acre Tract described in Volume 547 Page 2157 O.R. (first tract) and said found iron pin is **THE TRUE POINT OF BEGINNING;**

thence along the northerly line of aforesaid R.E. Calentine's 20.552 Acre Tract (371-393 O.R.) and the southerly line of aforesaid Daniel and Heidi Yoder's ~~69~~.01 Acre Tract (547-2157 O.R. first tract)

South $89^{\circ}08'26''$ West a distance of 448.07 feet

to a set iron pin; thence along a new line through the land of the Yoder's ~~69~~.01 Acre Tract (547-2157 O.R. first tract) the following two bearings and distances:

North $00^{\circ}51'34''$ West a distance of 313.41 feet

to a set iron pin; thence

North $82^{\circ}11'02''$ East a distance of 552.98 feet

to a point in the center of State Route 329 passing through a set iron pin at 539.35 feet; thence along the center of said State Route 329

South $21^{\circ}34'32''$ East a distance of 406.89 feet

to a point on the southerly line of the Yoders' 60.91 Acre Tract (547-2157 O.R.) at the northeast corner of aforesaid R.E. Calentine's 0.11 Acre Tract described in Volume 249 Page 71 O.R.; thence leaving said State Route 329 and along the southerly line of the Yoders' ~~69~~.01 Acre Tract (547-2157 O.R. first tract)

South $89^{\circ}11'07''$ West a distance of 244.77 feet

passing through a found iron pin at 35.08 feet to

THE POINT OF BEGINNING;

and containing **5.00 Acres** and being a part of Daniel Lamar and Heidi Rosann Yoder's ~~69~~.01 Acre Tract described in Volume 547 Page 2157 (first tract) of the Athens County Official Deed Records.

Note #1) Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar 30 inches in length and capped with a yellow plastic identification marker inscribed "TOM TRANTINA RLS-8320"

Note #2) All calls for adjoining properties cited above and all deeds shown in parenthesis are given to fulfill mandatory County Auditor and Engineer's requirements and do not necessarily imply an acceptance of their content or their seniority.

The above description was prepared under the supervision of Thomas Coady Trantina, Registered Professional Land Surveyor No. 8320 and based on a survey performed by him dated August 24, 2025.

Subject to all deeds and right of ways, reservations, restrictive & protective covenants, utility easements and oil, gas and mineral leases of record in the chain of title in Athens County, Ohio.

The basis of bearing for the above described survey is South 89°08'55" West on the south line of the R.E. Calentine's 0.91 Acre Tract described in Volume 371 Page 393 of the Athens County Official Deed Records and as surveyed by C. Thomas Smith and shown on a plat he made August 2 of 2007.

THOMAS COADY TRANTINA
3428 PLEASANT HILL RD., ATHENS, OHIO 45701
740-517-7543

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Thomas C. Trantina*
DATE: 8/27/25



