

TRACT A

Description of an Existing 1.815 Acre Tract

Situated in Farm Lot 117, Section 25, Town 9, Range 14, Athens Township, Athens County, State of Ohio, being all of Parcel A010250100100 deeded to Yerian in Volume 429, Page 2603 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

COMMENCING at a 3/4" rebar iron pin found at the northwest corner of Farm Lot 115; thence South 3°51'19" West, 2,027.56 feet along the west line of Farm Lot 115 to an iron pin set being the **POINT OF BEGINNING** for the tract herein described;

Thence **South 3°51'19" West, 462.03 feet** along the west line of Yerian (OR 429-2603) and Farm Lot 115 to an iron pin set;

Thence **North 85°31'44" West, 171.60 feet** along the north line of Wilkes (OR 59-656) to a point in Radford Rd (CR 19) passing a 2" iron rod in concrete found at 149.52 feet;

Thence **North 3°58'01" East, 461.61 feet** along Radford Rd to a point;

Thence **South 85°40'06" East, 170.70 feet** along the south line of Gleason (OR 609-2409), passing a 5/8" rebar iron pin found at 69.31, feet to the point of beginning and containing 1.815 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 in July 2026 by Garrett J. Maiden, under direct supervision of Donnie E. Stevens II, Ohio Registered Surveyor 8716.



Donnie E. Stevens II 7/16/26
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

JUL 17 2026

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Garrett J. Maiden*
DATE: *7/17/26*

TRACT B

Description of an Existing 10.111 Acre Tract

Situated in Farm Lot 115, Section 25, Town 9, Range 14, Athens Township, Athens County, State of Ohio, being all of Parcel A010250100200 deeded to Yerian in Volume 429, Page 2603 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

BEGINNING at a 5/8" rebar iron pin found at the northeast corner of Lot 5 of the Finlaw Subdivision (ENV 405A);

Thence **North 85°31'44" West, 574.60 feet** along the north lines of Ryan (OR 460-1413) and Smart (OR 379-729) to an iron pin set on the west line of Farm Lot 115, passing a 1" iron pin found at 276.35 feet;

Thence **North 3°51'19" East, 462.03 feet** along the east line of Yerian (OR 429-2603) and the west line of Farm Lot 115 to an iron pin set;

Thence **South 85°40'06" East, 960.37 feet** along the south lines of Gleason (OR 609-2409), Hawk (624-1945) and Hawk (OR 454-2380) to an iron pin found capped "Newman";

Thence **South 4°10'27" West, 444.44 feet** along the west line of Conway (OR 593-375) to a 1/2" rebar found;

Thence **North 88°30'18" West, 383.62 feet** along the north line of Frost (OR 609-94) to the point of beginning and containing 10.111 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 in July 2026 by Garrett J. Maiden, under direct supervision of Donnie E. Stevens II, Ohio Registered Surveyor 8716.

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PLAT OF SURVEY

SITUATED IN FARM LOTS 115 AND
117, SECTION 25, TOWN 9,
RANGE 14, ATHENS TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED JULY 2026

Description Checked for
Mathematical Accuracy

Athens County

ENGINEER'S OFFICE

BY: Donnie E. Stevens II
DATE: 7/17/26

3/4" OD
NW CORNER
FARM LOT 115

O'BRIEN
OR 626, PG. 1653

GLEASON
OR 609, PG. 2409

HAWK
OR 624, PG. 1945

HAWK
OR 454, PG. 2380

CR 19 RADFORD RD

N 03°58'01" E 461.61'

LYNCH
OR 578, PG. 1970
HIGHLAND PARK ESTATES
ENV 390B

CRABTREE
OR 320, PG. 1010

ESTATES DR (50' WIDE)

MASON
OR 613, PG. 2666

TRACT A
1.815 ACRES

YERIAN
OR 429, PG. 2603
A010250100100

TRACT B
10.111 ACRES

YERIAN
OR 429, PG. 2603
A010250100200

BUDEDRIA HILLS
SUBDIVISION (ENV 450B)

CONWAY
OR 593, PG. 375

P.O.B. TRACT B
NE CORNER OF LOT 5 OF
THE FINLAW SUBDIVISION
(ENV 405A)

WILKES
OR 59, PG. 656

SMART
OR 379, PG. 729

RYAN
OR 460, PG. 1413

FROST
OR 609, PG. 94
1977 Bayha Survey



0 75 150
SCALE IN FEET
1" = 150'

2019 Newman Survey

BASIS OF BEARING

BEARINGS ARE STATE PLANE
GRID NAD83, OHIO SOUTH
ZONE

LEGEND

- IRON PIN FOUND
- IRON PIN FOUND WITH "NEWMAN" CAP
- ◇ IRON BOLT FOUND
- ⊙ IRON PIPE FOUND
- ⊠ IRON PIN FOUND 2" ROD IN CONCRETE
- 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"

REFERENCES

DEEDS OF RECORD
TAX MAPS
PREVIOUS SURVEYS



Donnie E. Stevens II
DONNIE E. STEVENS II, PS 8716

7/16/26
DATE