

Description of a 2.688 Acre Tract

Situated in Lease Lot 182, Section 35, Town 9, Range 14, Athens Township, Athens County, State of Ohio, being all of Parcel A040020011200 deeded to Whitley in Volume 533, Page 2321 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

BEGINNING at a point in Salem Road (CR 9) which bears N3°49'59"E, 898.68 feet from the Southwest corner of Lease Lot 182 (calculated);

Thence **North 3°49'59" East, 379.81 feet** along the west line of said Lease Lot 182 and the centerline of Salem Rd (CR 9) to a point where there is a magnetic reading under pavement (railroad spike called for in adjoining deed) at the intersection of Salem Road (CR 9) and Vore Ridge Road (CR 22);

Thence **South 72°14'11" East, 396.97 feet** along Vore Ridge Road (CR 22) to a point;

Thence leaving said road **South 3°36'36" West, 227.43 feet** along the west line of Lowe (OR 508-1884) to a 5/8" rebar found, passing a 3/4" inch rebar found (bent) at 28.45 feet;

Thence **South 85°27'47" West, 390.34 feet** along the north line of Dexios Properties (OR 495-1217), passing an iron pin found with a Highland cap at 369.31 feet, to the point of beginning and containing 2.688 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 to an assumed meridian and are for angular determination only.

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 October 2022.



Donnie E. Stevens II 10/18/22
Donnie E. Stevens II, PS 8716

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

OCT 21 2022

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Manda*
DATE: 10/19/22

PLAT OF SURVEY

SITUATED IN LEASE LOT 182, SECTION 35,
TOWNSHIP 9, RANGE 14, ATHENS TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED OCTOBER 2022

GOODWIN
OR 434, PG. 1762

METALLIC READING UNDER
PAVEMENT. RAILROAD SPIKE
CALLED FOR IN ADJOINING DEED.

STALDER
OR 254, PG. 589

1976 Bayha Survey

VORE RIDGE RD (CR22)

S 72°14'11" E — 396.97'

(Bent) +28.45'

2.688 ACRES

WHITLEY
OR 533, PG. 2321
A040020011200

1970 Whaley Survey

GABRIEL
OR 304, PG. 1577

SALEM RD (CR9)

N 03°49'59" E — 379.81'

227.43'

S 03°36'36" W

LOWE
OR 508, PG. 1884

S 85°27'47" W 390.34'

*369.37'

P.O.B.
BEARS N3°49'59"E, 898.68',
FROM THE SW CORNER OF
LEASE LOT 182 (CALCULATED)

DEXIOS PROPERTIES
OR 495, PG. 1217

1997 Highland Survey

S 03°36'36" W 326.96'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Donnie E. Stevens II*
DATE: 10/17/22

WATERLOO TWP - SECTION 5
ATHENS TWP - SECTION 35

1996 Swayer Survey

(Bent)



0 50 100
SCALE IN FEET
1" = 100'

REFERENCES

- DEEDS OF RECORD
- TAX MAPS
- PREVIOUS SURVEYS

LEGEND

- ▲ MAG NAIL SET
- △ IRON PIN FOUND w/HIGHLAND CAP
- ⊙ IRON PIN FOUND w/SWOYER CAP
- IRON PIN FOUND - 5/8" REBAR
- ⊖ IRON PIN FOUND - 3/4" REBAR
- 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"

BASIS OF BEARING

BEARINGS ARE TO AN ASSUMED
MERIDIAN AND ARE FOR ANGULAR
DETERMINATION ONLY

STEVENS SURVEYING LLC

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

stevenssurveyingllc@gmail.com



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

10/10/22
DATE