

Description of a 13.234 Acre Tract

Situated in Fraction 4, Section 10, Town 7, Range 12, Bern Township, Athens County, State of Ohio, being part of Parcel D010010015100 and part of Parcel D010010015101 deeded to Moore in Volume 612, Page 443 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

COMMENCING at a stone found which bears N87°00'04"W, 849.69 feet and S01°56'03"W, 866.16 feet from the northeast corner of Fraction 4 (deed); thence N86°56'16"W, 497.21 feet along the south line of Heydt (OR 586-2662) to an iron pin set at the **POINT OF BEGINNING** for the tract herein described:

Thence along new lines created by this survey the following six (6) courses:

1. **South 13°07'36" East, 426.56 feet** to an iron pin set;
2. **South 41°34'29" West, 152.21 feet** to an iron pin set;
3. **South 73°29'22" West, 168.83 feet** to an iron pin set;
4. **North 80°06'29" West, 317.68 feet** to an iron pin set;
5. **South 6°07'57" East, 261.87 feet** to an iron pin set;
6. **North 88°05'58" West, 336.31 feet** to a point in Fruit Farm Rd (TR 199), passing an iron pin set at 303.85 feet;

Thence along Fruit Farm Rd (TR 199) the following Four (4) courses:

1. **North 6°57'23" West, 350.91 feet** to a point;
2. Along a curve to the left with a radius of 1,705.39 feet, arc length of 378.31 feet, chord bearing of North 13°18'42" West and chord length of 377.53 feet to a point;
3. **North 19°40'00" West, 21.22 feet** to a point;
4. Along a curve to the right with a radius of 743.66 feet, arc length of 38.09 feet, chord bearing of North 18°11'57" West and chord length of 38.09 feet to a point;

Thence leaving said road and along the south line of Heydt (OR 586-2662) the following three (3) courses:

1. **South 86°56'16" East, 469.46 feet** to an iron pin set, passing an iron pin set at 15.23 feet;
2. **North 1°23'10" West, 50.15 feet** to an iron pin set
3. **South 86°56'16" East, 468.67 feet** to the point of beginning and containing 13.234 acres of which 9.099 acres is in Parcel D010010015100 and 4.135 acres is in Parcel D010010015101.

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 based on Roush survey dated September 2015.

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 June 2024.

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

JUN 13 2024

Jill Davidson
Athens County Auditor



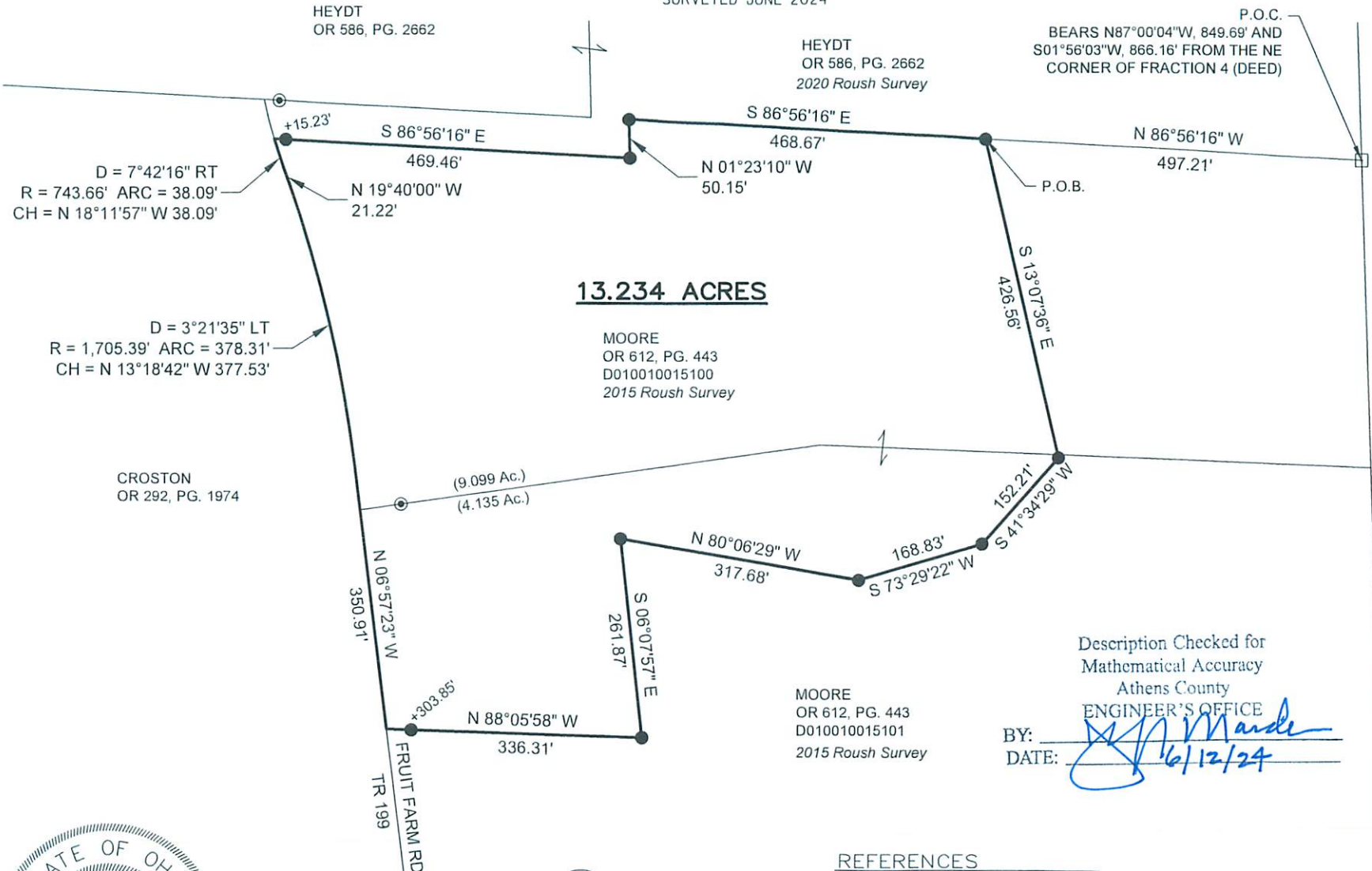
Donnie E. Stevens II 6/9/24
Donnie E. Stevens II, PS 8716
17163 Joy Rd, Chesterhill, Ohio 43728
740-541-1995

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 6/12/24

PLAT OF SURVEY

SITUATED IN FRACTION 4, SECTION 10,
TOWNSHIP 7, RANGE 12, BERN TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED JUNE 2024



13.234 ACRES

MOORE
OR 612, PG. 443
D010010015100
2015 Roush Survey

MOORE
OR 612, PG. 443
D010010015101
2015 Roush Survey

CROSTON
OR 292, PG. 1974

P.O.C.
BEARS N87°00'04"W, 849.69' AND
S01°56'03"W, 866.16' FROM THE NE
CORNER OF FRACTION 4 (DEED)

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 6/12/24



BASIS OF BEARING
BEARINGS ARE BASED ON ROUSH
SURVEY DATED SEPTEMBER 2015.

- REFERENCES
- DEEDS OF RECORD
 - TAX MAPS
 - PREVIOUS SURVEYS

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

STEVENS SURVEYING LLC
17163 JOY RD
CHESTERHILL, OHIO 43728
740-541-1995
stevenssurveyingllc@gmail.com

[Signature]
DONNIE E. STEVENS II, PS 8716
DATE: 6/9/24