

Description of an existing 21.550 Acre Tract

Situated in Section 12, Town 7, Range 12, Bern Township, Athens County, State of Ohio, being all of Parcel D010010015700 deeded to Goins in Volume 590, Page 1384 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

BEGINNING at a 5/8" iron pin found at the Northwest Corner of Section 12;

Thence **South 87°14'34" East, 1,978.76 feet** along the north line of Section 12 of Bern Township in Athens County and the south line of Section 7 of Marion Township of Morgan County to an iron pin set;

Thence along the common boundary lines to Jeffers (OR 377-346) the following two (2) courses:

1. **South 2°43'53" West, 476.21 feet** to an iron pin set;
2. **North 87°07'52" West, 1,979.68 feet** to an iron pin set on the west line of Section 12;

Thence **North 2°50'31" East, 472.35 feet** along said section line to the point of beginning and containing 21.550 acres.

Subject to a right of way at approximately the middle of the above described tract and extending north and south the full width thereof, sixteen (16) feet in width (OR 590-1384).

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 September 2023.



Donnie E. Stevens II

10/3/23

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

OCT 06 2023

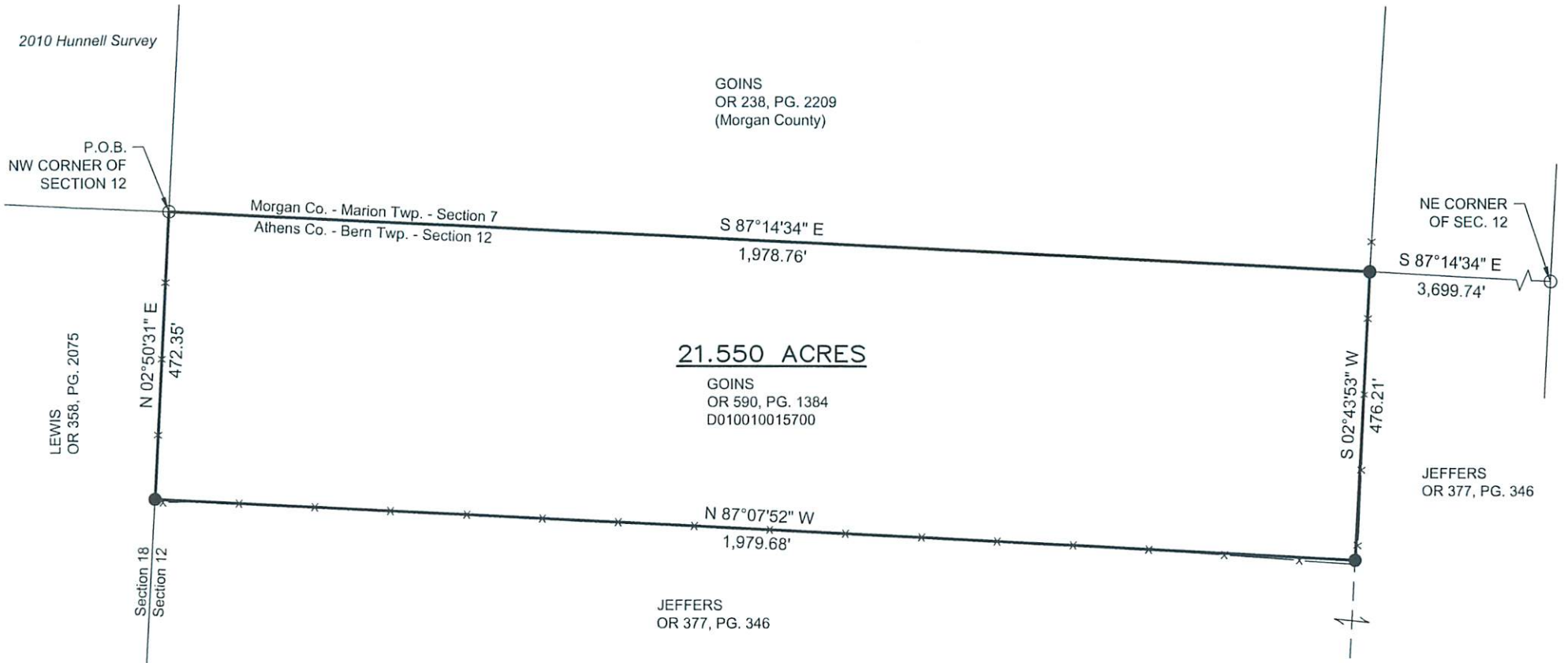
Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Jill Davidson*

DATE: *10/06/23*

PLAT OF SURVEY
 SITUATED IN SECTION 12, TOWNSHIP 7,
 RANGE 12, BERN TOWNSHIP,
 ATHENS COUNTY, OHIO
 SURVEYED SEPTEMBER 2023



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *Donnie E. Stevens II*
 DATE: *10/06/23*



0 125 250
 SCALE IN FEET
 1" = 250'

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

- LEGEND
- ▲ MAG NAIL SET
 - △ RAILROAD SPIKE FOUND
 - IRON PIN FOUND - 5/8" REBAR
 - ⊙ IRON PIPE FOUND
 - 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
 10/3/23
 DATE

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