

## Description of a 6.582 Acre Tract

Situated in Sections 30 & 36, Town 7, Range 12, Bern Township, Athens County, State of Ohio, being part of Parcels D010010022000, Parcel D010010022100, and D010010022300 deeded to Stevens in Volume 449, Page 2258 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

**COMMENCING** at an iron pin found at the Northeast corner of Section 36; thence along the east line of Section 36  $S3^{\circ}30'06''W$ , 3,583.47 feet to a point in the right of way of Joy Rd (CR 49) and said point being the **POINT OF BEGINNING** for the tract herein described:

Thence **South  $16^{\circ}48'45''$  East, 410.11 feet** along the west line of Herman (OR 530-1603) to a point in Joy Rd (CR 49);

Thence along new lines created by this survey the following four (4) courses:

1. **North  $87^{\circ}23'19''$  West, 946.81 feet** to an iron pin set, passing an iron pin set at 30.00 feet;
2. **North  $01^{\circ}27'32''$  East, 118.15 feet** to an iron pin set;
3. **North  $37^{\circ}43'47''$  East, 216.72 feet** to an iron pin set;
4. **North  $85^{\circ}02'52''$  East, 694.17 feet**, passing an iron pin set at 683.02 feet, to the point of beginning and containing 6.582 acres of which 0.632 acres are out of Parcel D010010022000 (Section 30), 5.897 acres are out of Parcel D010010022100 (Section 36), and 0.053 acres are out of Parcel D010010022300 (Section 36).

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 May 2025.



*Donnie E. Stevens II* 5/30/25  
Donnie E. Stevens II, PS 8716  
17163 Joy Rd, Chesterhill, Ohio 43728  
740-541-1995

RECEIVED

JUN 04 2025

Jill Davidson  
Athens County Auditor

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

JUN 27 2025

Jill Davidson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *[Signature]*  
DATE: *6/04/25*

## Description of a 6.583 Acre Tract

Situated in Sections 30 & 36, Town 7, Range 12, Bern Township, Athens County, State of Ohio, being part of Parcels D010010021900, D010010022000, and D010010022101 deeded to Stevens in Volume 449, Page 2258 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

**COMMENCING** at an iron pin found at the Northeast corner of Section 36; thence along the east line of Section 36 S3°30'06"W, 3,583.47 feet to a point in the right of way of Joy Rd (CR 49); thence S16°48'45" E, 913.41 feet to a point in Joy Rd and said point being the **POINT OF BEGINNING** for the tract herein described:

Thence **South 43°54'24" East, 342.78 feet** along the west line of Herman (OR 530-1603) to a point in Joy Rd (CR 49);

Thence along new lines created by this survey the following three (3) courses:

1. **South 51°22'44" West, 842.44 feet** to an iron pin set, passing an iron pin set at 30.78 feet;
2. **North 48°00'46" West, 334.22 feet** to an iron pin set;
3. **North 50°36'44" East, 865.48 feet**, passing an iron pin set at 834.67 feet, to the point of beginning and containing 6.583 acres of which 0.066 acres are out of Parcel D010010021900 (Section 30), 4.588 acres are out of Parcel D010010022000 (Section 30), and 1.929 acres are out of Parcel D010010022101 (Section 36).

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 May 2025.



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PLAT OF SURVEY

SITUATED IN SECTIONS 30 & 36,  
TOWN 7, RANGE 12, BERN TOWNSHIP,  
ATHENS COUNTY, OHIO  
SURVEYED MAY 2025

STEVENS  
OR 449, PG. 2258  
D010010022100

P.O.C.  
NE CORNER  
SECTION 36

JOY VALLEY ACRES LLC  
OR 514, PG. 1459  
2007 Branner Survey

HERMAN  
OR 530, PG. 1603  
2015 Branner Survey

BRAKE  
OR 50, PG. 684

STEVENS  
OR 449, PG. 2258  
D010010022100

STEVENS  
OR 449, PG. 2258  
D010010022300

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ENGINEER'S OFFICE  
BY: *Donnie E. Stevens II*  
DATE: *5/30/25*

HERMAN  
OR 530, PG. 1603  
1992 Swoyer Survey

STEVENS  
OR 449, PG. 2258  
D010010022101

STEVENS  
OR 449, PG. 2258  
D010010021900  
SEE NOTE #1

STEVENS  
OR 449, PG. 2258  
D010010022000

CARSEY  
OR 575, PG. 1144

SE CORNER  
SECTION 29



0 150 300  
SCALE IN FEET  
1" = 300'

BASIS OF BEARING

BEARINGS ARE STATE PLANE GRID  
NAD83, OHIO SOUTH ZONE.

NOTES

1. LOCATION OF PARCEL D010010021900  
DETERMINED BY INSERTING AND SCALING  
THE TOLEDO AND OHIO CENTRAL RAILWAY  
ROW MAP V-305/41 DATED JULY 26, 1928.  
PROPERTY LINE FROM 1992 SWOYER  
SURVEY HELD (CURRENT ROAD LOCATION).

LEGEND

- ☐ STONE FOUND
- IRON PIN FOUND
- ⊙ IRON PIN FOUND w/NEWMAN CAP
- ⊙ IRON PIN FOUND w/BRANNER CAP
- 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, PS 8716

DATE

STEVENS SURVEYING LLC

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

stevenssurveyingllc@gmail.com