

## Description of a 10.018 Acre Tract

Situated in Section 11, Town 5, Range 12, Carthage Township, Athens County, State of Ohio, being part of Parcel F010010017500 deeded to Bond in Volume 457, Page 2274 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

**COMMENCING** at a stone found at the Southwest corner of the Northwest Quarter of Section 11; thence along the south line of Norton (OR 225-391) S86°33'20"E, 819.36 feet, passing an iron pipe found at 541.65 feet to a point in Jordan Run Rd (TR 153) and said point being the **POINT OF BEGINNING** for the tract herein described:

Thence along Jordan Run Rd (TR 153) and the north line of Norton (OR 225-391) the following four (4) courses:

1. **North 2°41'18" East, 9.70 feet** to a point;
2. **North 76°55'42" West, 101.43 feet** to a point;
3. **North 68°25'42" West, 136.60 feet** to a point;
4. **North 71°09'38" West, 262.30 feet** to a point;

Thence leaving said road and along new lines created by this survey the following two (2) courses:

1. **North 3°54'40" East, 504.51 feet** to an iron pin set, passing iron pins set at 36.26 feet and 352.37 feet;
2. **South 76°22'55" East, 834.46 feet** to an iron pin set on the west line of Curran (OR 531-1043);

Thence **South 2°55'36" West, 496.84 feet** along the west line of Curran (OR 531-1043) to a point in Jordan Run Rd (TR 153), passing an iron pin set at 459.53 feet;

Thence **North 86°24'16" West, 347.10 feet** along Jordan Run Rd (TR 153) to the point of beginning and containing 10.018 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 by Donnie E. Stevens II, Ohio Registered Surveyor 8716 in March 2025.

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

MAR 07 2025

Jill Davidson  
Athens County Auditor



*Donnie E. Stevens II* 3/5/25  
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]*

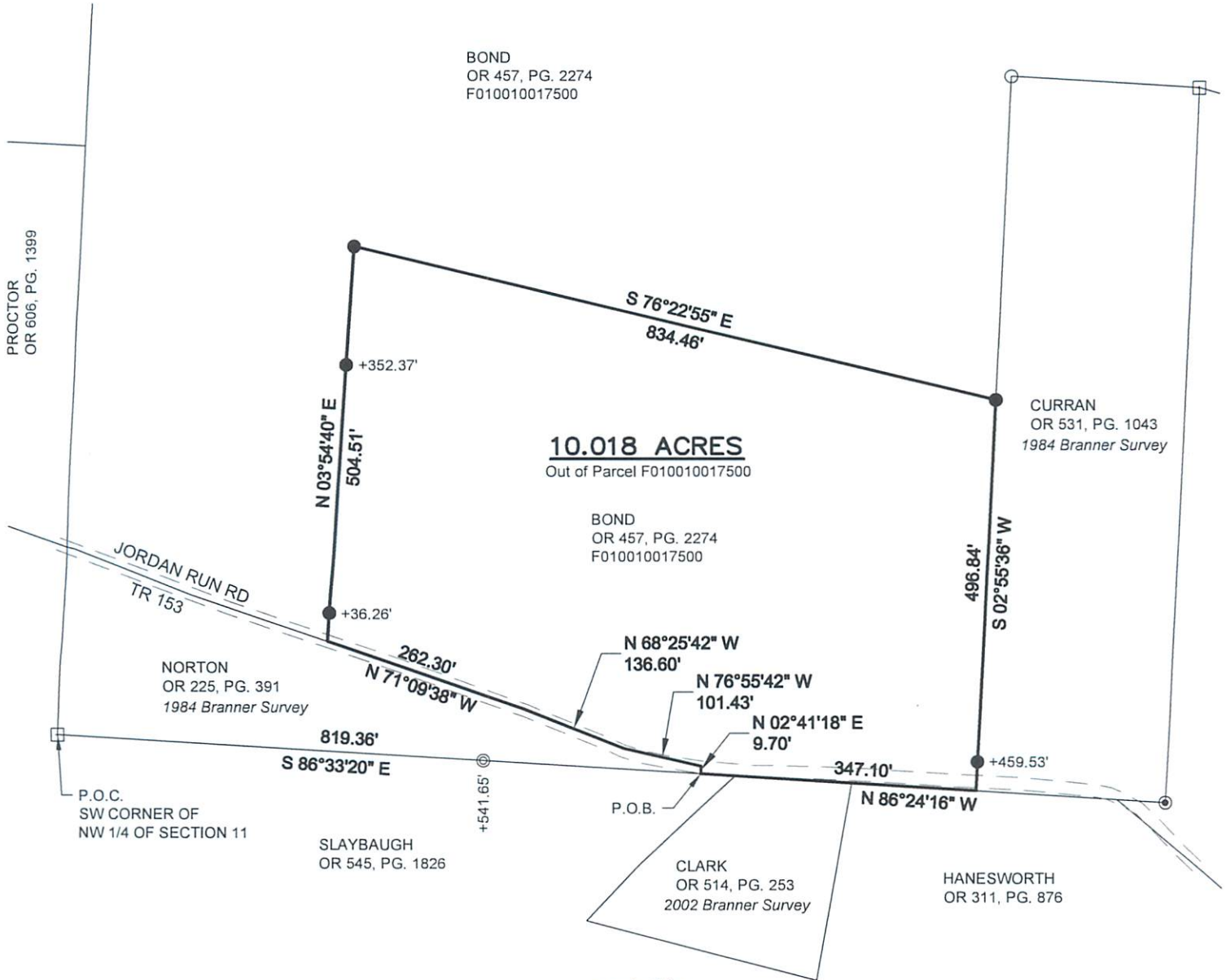
DATE: *3/07/25*

# PLAT OF SURVEY

SITUATED IN SECTION 11, TOWNSHIP 5,  
RANGE 12, CARTHAGE TOWNSHIP,  
ATHENS COUNTY, OHIO  
SURVEYED MARCH 2025

BOND  
OR 457, PG. 2274  
F010010017500

PROCTOR  
OR 606, PG. 1399



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: [Signature]  
DATE: 3/07/25



0 100 200  
SCALE IN FEET  
1" = 200'

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

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

REFERENCES  
-DEEDS OF RECORD  
-TAX MAPS  
-PREVIOUS SURVEYS

LEGEND  
□ STONE FOUND  
⊙ IRON PIPE FOUND  
○ IRON PIN FOUND - 5/8" REBAR  
● IRON PIN FOUND BRANNER CAP  
● 5/8"x30" REBAR SET WITH PLASTIC  
ID CAP STAMPED "STEVENS PS 8716"



[Signature] 3/5/25  
DONNIE E. STEVENS II, PS 8716 DATE