

Description of a 9.838 Acre Tract

Situated in Fraction 30, Section 21, Town 5, Range 12, Carthage Township, Athens County, State of Ohio, being part of Parcel F010010039600 as described in Volume 21, Page 621 of the Official Records of Athens County and being more particularly described as follows:

COMMENCING at the northeast corner Fraction 30, thence along the east line of said fraction South 00°00'00" East, 1,494.25 feet (Hann Survey 1972) to a point in Lottridge Road (CR53) and said point being the **POINT OF BEGINNING** for the tract herein described:

Thence **South 00°00'00" East, 620.40 feet** along the east line of said fraction and the west line of Barnhouse (OR 369-95) to a notched stone found at the northwest corner of Collins (OR 254-1378), passing a 4" iron pipe at 14.93 feet and a 3" iron pipe at 21.56 feet;

Thence **North 73°05'26" West, 1,033.85 feet** along a new line created by this survey to an iron pin set, from which a 1" iron pipe found bears South 48°32'50" West, 1,053.81 feet;

Thence **North 48°32'50" East, 620.00 feet** along the west line of Allen (OR 522-892) to a mag nail found in Lottridge Road, passing an iron pin set at 595.55 feet;

Thence along said road and the south line of Buckley (OR 472-546) the following three (3) courses:

1. **South 71°15'37" East, 124.80 feet;**
2. **South 80°16'28" East, 197.24 feet;**
3. **South 85°19'28" East, 212.58 feet** to the point of beginning and containing 9.838 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 based on the East line of Fraction 30 being South 00°00'00" East per Hann survey dated September 1972.

Subject to all Easements and Rights of Way of Record.

The above description was prepared by Donnie E. Stevens II, Ohio Registered Surveyor 8716 in May 2022.



Donnie E. Stevens II 5/9/22
Donnie E. Stevens II, PS 8716

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

MAY 18 2022

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: *5/11/22*

PLAT OF SURVEY

SITUATED IN FRACTION 30, SECTION 21,
TOWNSHIP 5, RANGE 12, CARTHAGE
TOWNSHIP, ATHENS COUNTY, OHIO
SURVEYED MAY 2022

P.O.C.
NE CORNER OF
FRACTION 30

FRACTION 18

FRACTION 30
FRACTION 36

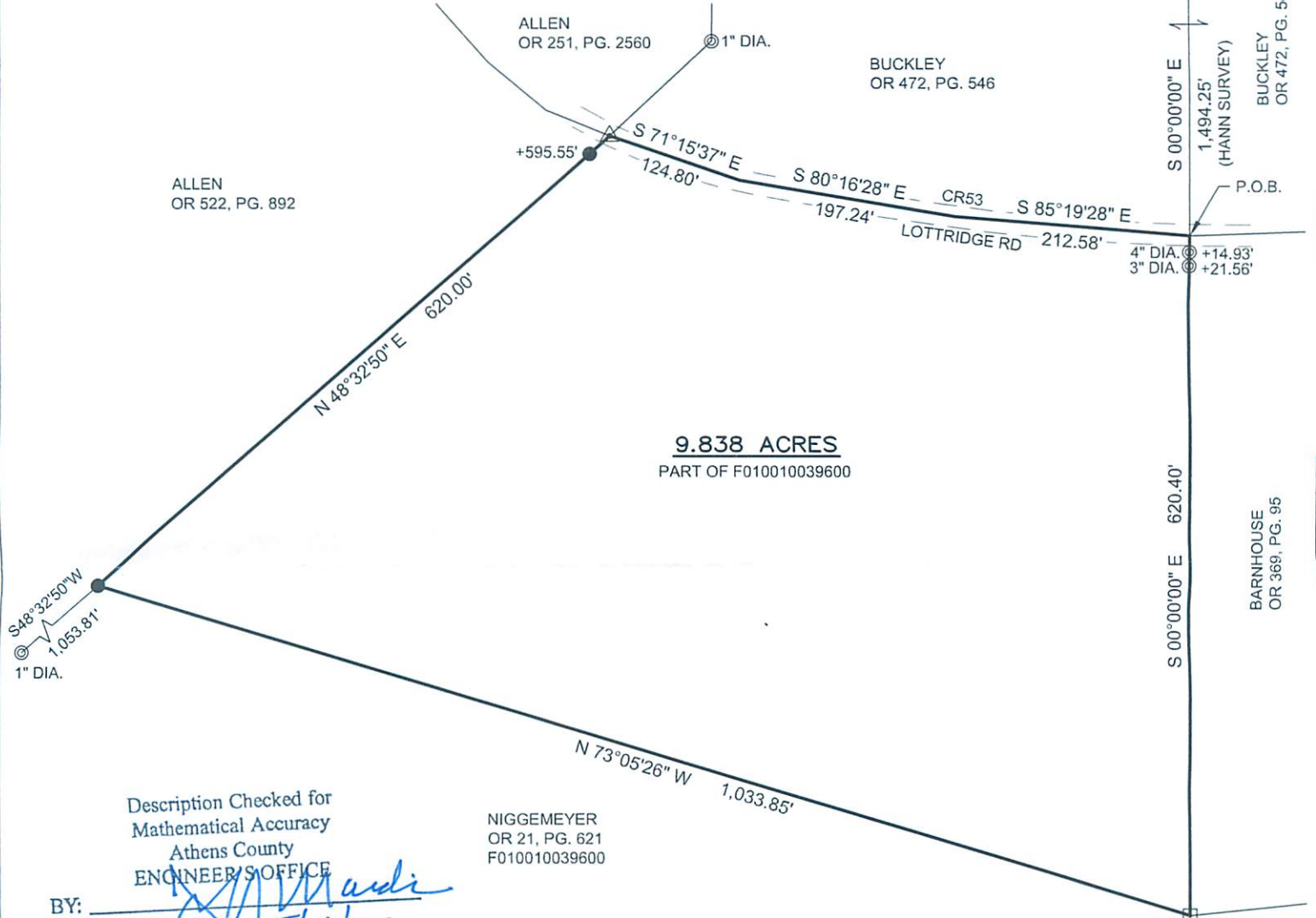
ALLEN
OR 251, PG. 2560

BUCKLEY
OR 472, PG. 546

ALLEN
OR 522, PG. 892

BUCKLEY
OR 472, PG. 546

P.O.B.
4" DIA. ⊙ +14.93'
3" DIA. ⊙ +21.56'



9.838 ACRES
PART OF F010010039600

BARNHOUSE
OR 369, PG. 95

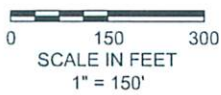
COLLINS
OR 254, PG. 1378

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

NIGGEMEYER
OR 21, PG. 621
F010010039600

BY: *Donnie E. Stevens II*
DATE: 5/11/22

BASIS OF BEARING
BEARINGS ARE BASED ON EAST
LINE OF FRACTION 30 BEING
S00°00'00"E PER HANN SURVEY
DATED SEPTEMBER 1972.



REFERENCES
-DEEDS OF RECORD
-TAX MAPS
-PREVIOUS SURVEYS ON FILE AT
ATHENS COUNTY ENGINEER'S OFFICE

- LEGEND
- △ MAG NAIL FOUND
 - ▲ MAG NAIL SET
 - 5/8" REBAR FOUND
 - ⊠ NOTCHED STONE FOUND
 - ⊙ IRON PIPE FOUND
 - 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"



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

5/9/22
DATE

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