

Description of a 5.097 Acre Tract

Situated in Sections 12 & 18, Town 10, Range 14, Dover Township, Athens County, State of Ohio, being all of Parcel G010010073201 and part of Parcels G030020000100 and G010010073100 deeded to Kidd in Volume 612, Page 692 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

BEGINNING at an iron pin set on the south line of Bumgardner (OR 416-739) which bears North $49^{\circ}35'14''$ East, 985.88 feet from a stone found at the Southwest corner of Section 12;

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

1. **South $2^{\circ}14'23''$ West, 179.92 feet** to an iron pin set;
2. **North $89^{\circ}34'28''$ West, 411.54 feet** to an iron pin set;
3. **North $43^{\circ}14'21''$ West, 331.67 feet** to an iron pin set;
4. **North $48^{\circ}47'31''$ West, 288.03 feet** to a point in Bell Rd (TR 331), passing an iron pin set at 256.92 feet;

Thence along Bell Rd (TR 331) the following two (2) courses:

1. **North $21^{\circ}28'10''$ East, 179.53 feet** to a point from which an iron pin found with a Trantina cap bears $S51^{\circ}58'00''E$, 6.29 feet;
2. **North $14^{\circ}01'05''$ East, 176.29 feet** to a point;

Thence leaving said road **South $79^{\circ}27'35''$ East, 191.19 feet** along the south line of Bumgardner (OR 205-343) to an iron pin found with a Trantina cap, passing an iron pin found with a Swoyer cap at 11.56 feet;

Thence along common boundary lines to Bumgardner (OR 416-739) the following five (5) courses:

1. **South $12^{\circ}18'33''$ West, 276.72 feet** to a point, passing an iron pin found with a Trantina cap at 219.52 feet;
2. **South $51^{\circ}58'00''$ East, 104.69 feet** to a 10" Hickory Tree;
3. **South $66^{\circ}53'32''$ East, 90.05 feet** to an iron pin found with a Trantina cap;
4. **South $2^{\circ}31'00''$ East, 169.74 feet** to a railroad tie post found;
5. **South $87^{\circ}43'11''$ East, 452.70 feet** to the point of beginning and containing 5.097 acres of which 3.821 acres are in Section 12 and 1.276 acres are in Section 18.

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 July 2025.

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

AUG 11 2025

Jill Davidson
Athens County Auditor



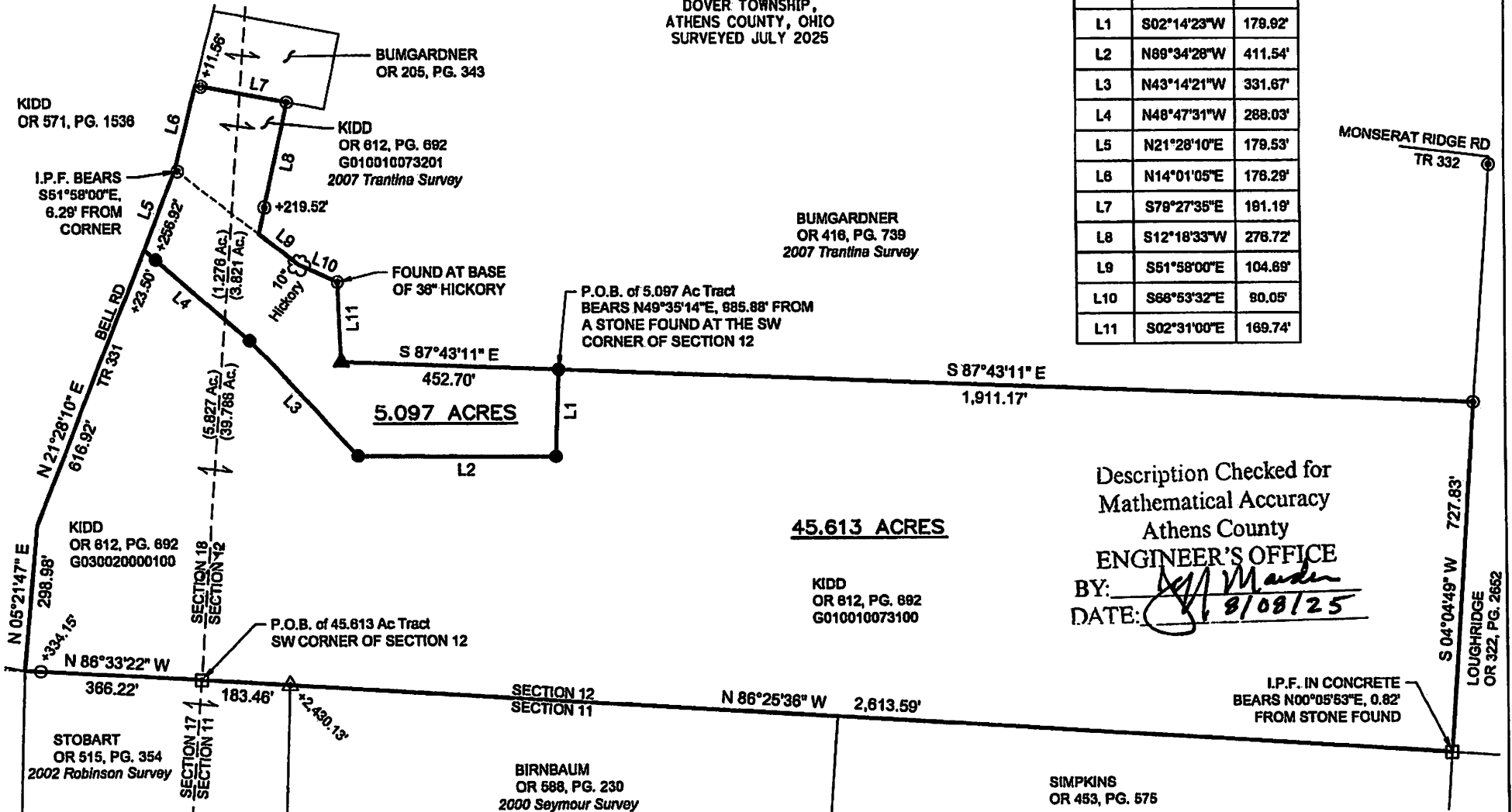
Donnie E. Stevens II 8/5/25
Donnie E. Stevens II, PS 8716
17163 Joy Rd, Chesterhill, Ohio 43728
740-541-1995

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 8/08/25

PLAT OF SURVEY

SITUATED IN SECTIONS 12 & 18,
TOWN 10, RANGE 14,
DOVER TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED JULY 2025

Line Table		
Line #	Bearing	Length
L1	S02°14'23"W	179.92'
L2	N89°34'28"W	411.54'
L3	N43°14'21"W	331.67'
L4	N48°47'31"W	288.03'
L5	N21°28'10"E	179.53'
L6	N14°01'05"E	178.29'
L7	S79°27'35"E	181.19'
L8	S12°18'33"W	276.72'
L9	S51°58'00"E	104.69'
L10	S68°53'32"E	80.05'
L11	S02°31'00"E	169.74'



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: *8/08/25*



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

8/5/25
DATE

LEGEND

- ☐ STONE FOUND
- ▲ RAILROAD TIE POST FOUND
- △ IRON PIN FOUND - 5/8" REBAR
- IRON PIN FOUND w/ROBINSON CAP
- ⊙ IRON PIN FOUND w/SWOYER CAP
- ⊗ IRON PIN FOUND w/TRANTINA CAP
- 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"

BASIS OF BEARING

BEARINGS ARE STATE PLANE GRID NAD83,
OHIO SOUTH ZONE.

REFERENCES

- DEEDS OF RECORD
- TAX MAPS
- PREVIOUS SURVEYS



0 150 300
SCALE IN FEET
1" = 300'

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

Description of a 45.613 Acre Tract

Situated in Sections 12 & 18, Town 10, Range 14, Dover Township, Athens County, State of Ohio, being part of Parcels G030020000100 and G010010073100 deeded to Kidd in Volume 612, Page 692 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

BEGINNING at a stone found at the Southwest corner of Section 12;

Thence **North 86°33'22" West, 366.22 feet** along the north line of Stobart (OR 515-354) to a point in Bell Rd (TR 331), passing an iron pin found with a Robinson cap at 334.15 feet;

Thence along Bell Rd (TR 331) the following two (2) courses:

1. **North 5°21'47" East, 298.98 feet** to a point;
2. **North 21°28'10" East, 616.92 feet** to a point;

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

1. **South 48°47'31" East, 288.03 feet** to an iron pin set, passing an iron pin set at 23.50 feet;
2. **South 43°14'21" East, 331.67 feet** to an iron pin set;
3. **South 89°34'28" East, 411.54 feet** to an iron pin set;
4. **North 2°14'23" East, 179.92 feet** to an iron pin set;

Thence **South 87°43'11" East, 1,911.17 feet** along the south line of Bumgardner (OR 416-739) to an iron pin found with a Trantina cap;

Thence **South 4°04'49" West, 727.83 feet** along the west line of Loughridge (OR 322-2652) to a stone found on the south line of Section 12 from which an iron pin found in concrete bears N0°05'53"E, 0.82 feet;

Thence **North 86°25'36" West, 2,613.59 feet** along the south line of Section 12 and the north lines of Simpkins (OR 453-575), Birnmaum (OR 588-230), and Stobart (OR 515-354), passing a 5/8" rebar found at 2,430.13 feet, to the point of beginning and containing 45.613 acres of which 39.786 acres are in Section 12 and 5.827 acres are in Section 18.

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 July 2025.

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

AUG 11 2025

Jill Davidson
Athens County Auditor



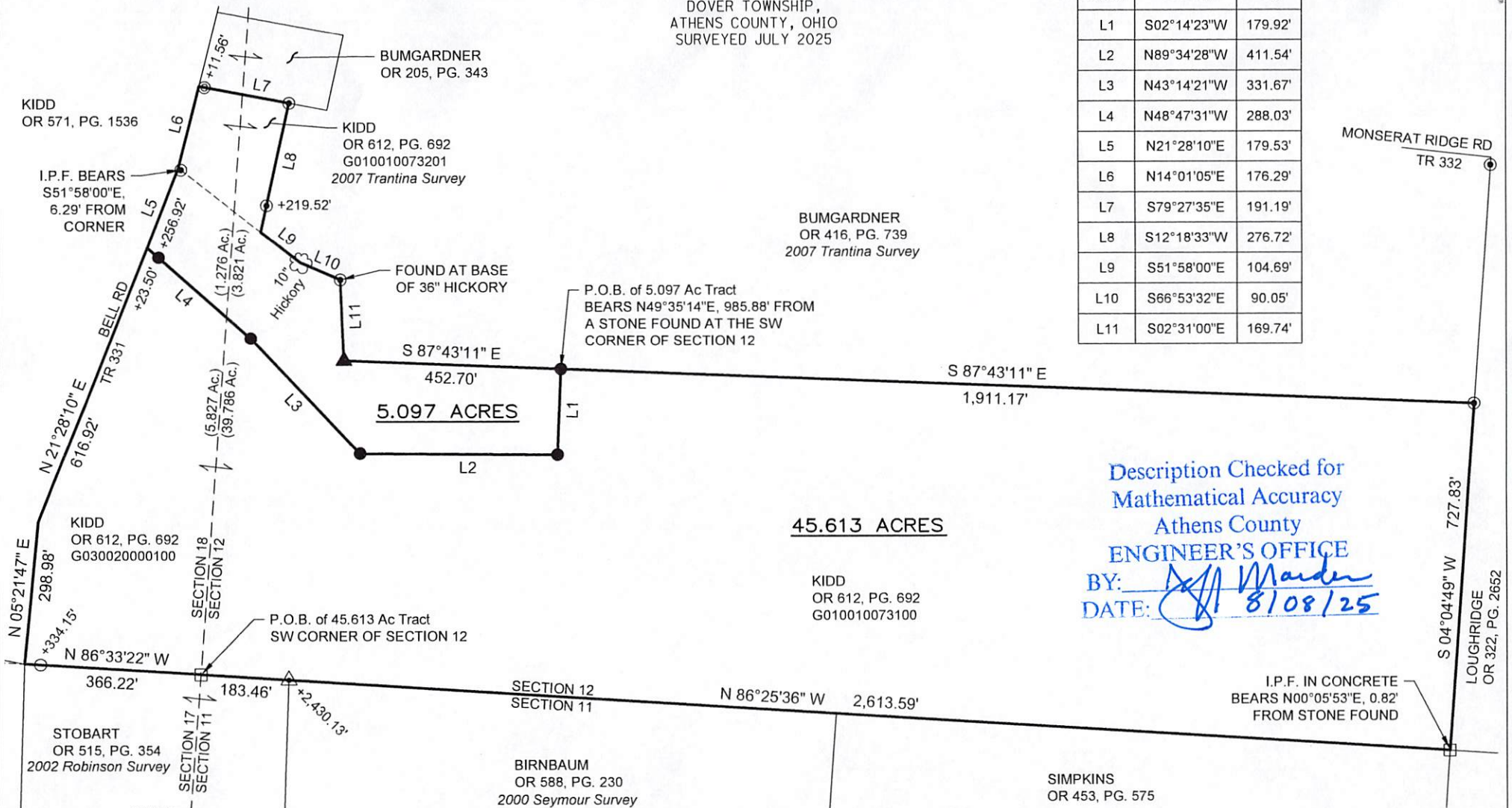
Donnie E. Stevens II 8/5/25
Donnie E. Stevens II, PS 8716
17163 Joy Rd, Chesterhill, Ohio 43728
740-541-1995

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Jeff Marden*
DATE: *8/08/25*

PLAT OF SURVEY

SITUATED IN SECTIONS 12 & 18,
TOWN 10, RANGE 14,
DOVER TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED JULY 2025

Line Table		
Line #	Bearing	Length
L1	S02°14'23"W	179.92'
L2	N89°34'28"W	411.54'
L3	N43°14'21"W	331.67'
L4	N48°47'31"W	288.03'
L5	N21°28'10"E	179.53'
L6	N14°01'05"E	176.29'
L7	S79°27'35"E	191.19'
L8	S12°18'33"W	276.72'
L9	S51°58'00"E	104.69'
L10	S66°53'32"E	90.05'
L11	S02°31'00"E	169.74'



Description Checked for
Mathematical Accuracy
Athens County

ENGINEER'S OFFICE
BY: *[Signature]*
DATE: *8/08/25*



LEGEND

- STONE FOUND
- ▲ RAILROAD TIE POST FOUND
- △ IRON PIN FOUND - 5/8" REBAR
- IRON PIN FOUND w/ROBINSON CAP
- ⊙ IRON PIN FOUND w/SWOYER CAP
- ⦿ IRON PIN FOUND w/TRANTINA CAP
- 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"

BASIS OF BEARING

BEARINGS ARE STATE PLANE GRID NAD83,
OHIO SOUTH ZONE.

REFERENCES

- DEEDS OF RECORD
- TAX MAPS
- PREVIOUS SURVEYS



0 150 300
SCALE IN FEET
1" = 300'

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

DONNIE E. STEVENS II, PS 8716

DATE

8/5/25