

Description of a 6.069 Acre Tract

Situated in Fraction 7, Section 14, Town 10, Range 15, Lee Township, Athens County, State of Ohio, being part of Parcel H010010014900 deeded to Cornwell in Volume 500, Page 41 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

COMMENCING at an iron pin found with a Seymour cap at the Northeast corner of Lot 1 in the Mallards Landing Subdivision (Env. 485 A&B); thence N3°48'30"E, 25.09 feet to a point in Dickson Rd (TR 3) and said point being the **POINT OF BEGINNING** for the tract herein described:

Thence along Dickson Rd (TR 3) the following two (2) courses:

1. **South 88°53'14" West, 357.52 feet** to a point;
2. **South 86°41'14" West, 102.67 feet** to a point;

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

1. **North 6°43'56" East, 621.76 feet** to an iron pin set, passing an iron pin set at 21.65 feet;
2. **South 85°52'51" East, 429.48 feet** to an iron pin set on the east line of Section 14;

Thence **South 4°07'02" West, 575.23 feet** along the east line of Section 14 and the west line of Sinclair (OR 486-2096), passing an iron pin set at 555.95 feet, to the point of beginning and containing 6.069 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 February 2025.



Donnie E. Stevens II 2/26/25
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

MAR 03 2025

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *J. J. Madden*
DATE: 2/27/25

PLAT OF SURVEY

SITUATED IN FRACTION 7, SECTION 14,
TOWN 10, RANGE 15, LEE TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED FEBRUARY 2025

CORNWELL
OR 500, PG. 41
H010010014900

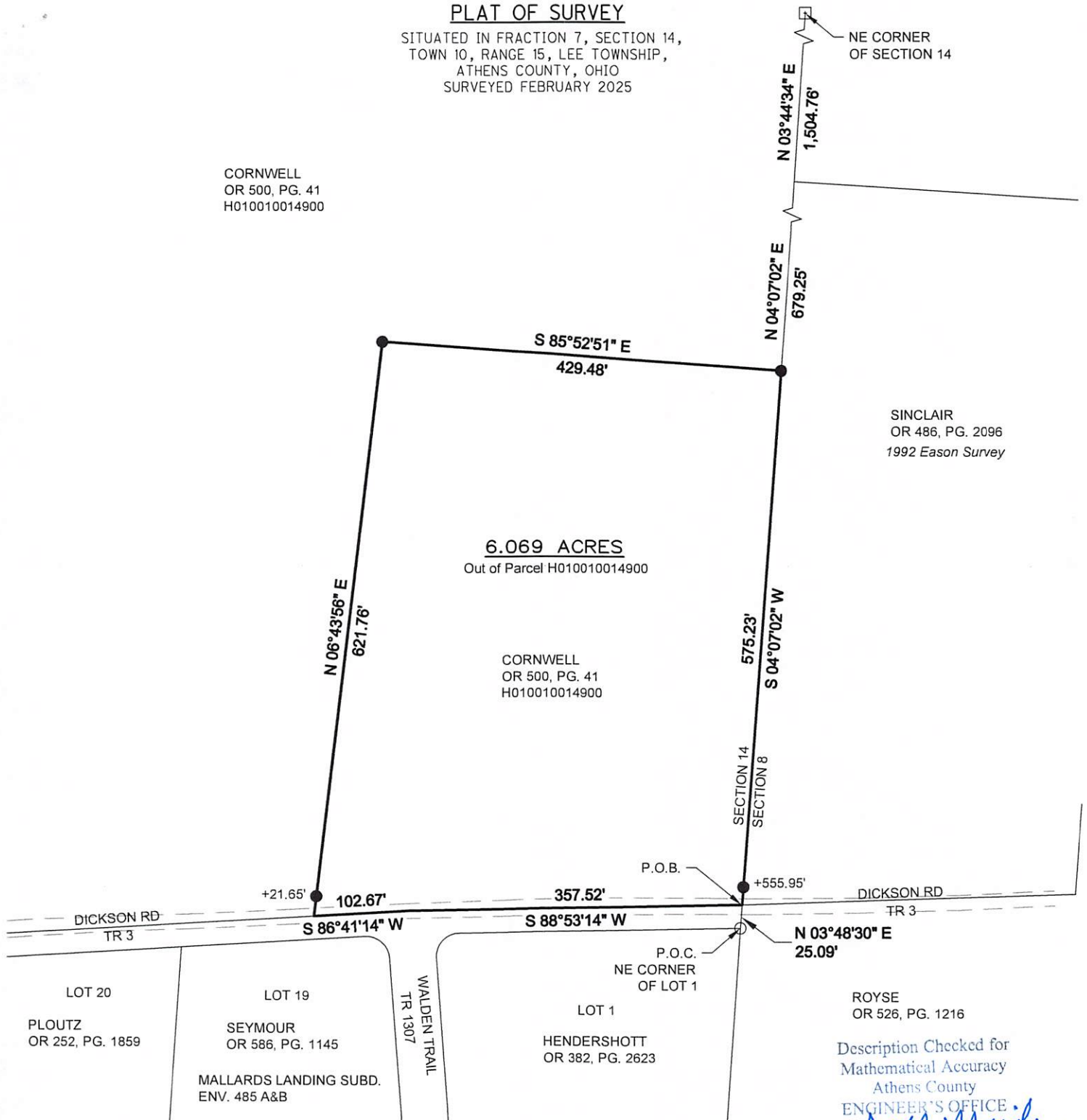
NE CORNER
OF SECTION 14

SINCLAIR
OR 486, PG. 2096
1992 Eason Survey

6.069 ACRES

Out of Parcel H010010014900

CORNWELL
OR 500, PG. 41
H010010014900



0 75 150
SCALE IN FEET
1" = 150'

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 PIN FOUND W/SEYMOUR CAP
- 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"

BY: *[Signature]*
DATE: 2/27/25



DONNIE E. STEVENS II, PS 8716

2/26/25
DATE