

## Description of an existing 17.154 Acre Tract

Situated in Section 16, Town 5, Range 11, Troy Township, Athens County, State of Ohio, being all of Parcel L010010041400 deeded to Jones in Volume 612, Page 978 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

**COMMENCING** at the Northwest corner of Section 16; thence S00°00'00"E, 123.10 feet (Adj. Deed) to a point; thence S89°19'00"E, 351.87 feet (Adj. Deed) to an 1" iron pipe found and said pipe being the **POINT OF BEGINNING** for the tract herein described:

Thence **South 89°03'29" East, 653.21 feet** along the south line of Richard (OR 587-1541) to an 1" iron pipe found;

Thence **South 00°04'14" West, 1,229.70 feet** along the west lines of Stone (OR 583-1792) and Stone (OR 468-2079) to a point in Gillian Hubbard Rd (TR175), passing 1" iron pipes found at 752.57 feet and 1,212.09 feet;

Thence along said road **South 89°54'41" West, 600.89 feet** to a point;

Thence along the east line of Causey (OR 619-2598) the following two (2) courses:

1. **North 3°29'59" East, 775.12 feet** to an iron pin previously set, passing iron pins previously set at 20.60 feet and 290.54 feet;
2. **North 75°08'43" West, 101.43 feet** to an iron pin previously set;

Thence **North 00°00'00" East, 441.69 feet** along the east line of Causey (OR 103-564) to the point of beginning and containing 17.154 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 Causey Deed in OR 103, PG. 564 (1990 Boice Survey).

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 December 2024.



*Donnie E. Stevens II* 12/7/24  
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

DEC 13 2024

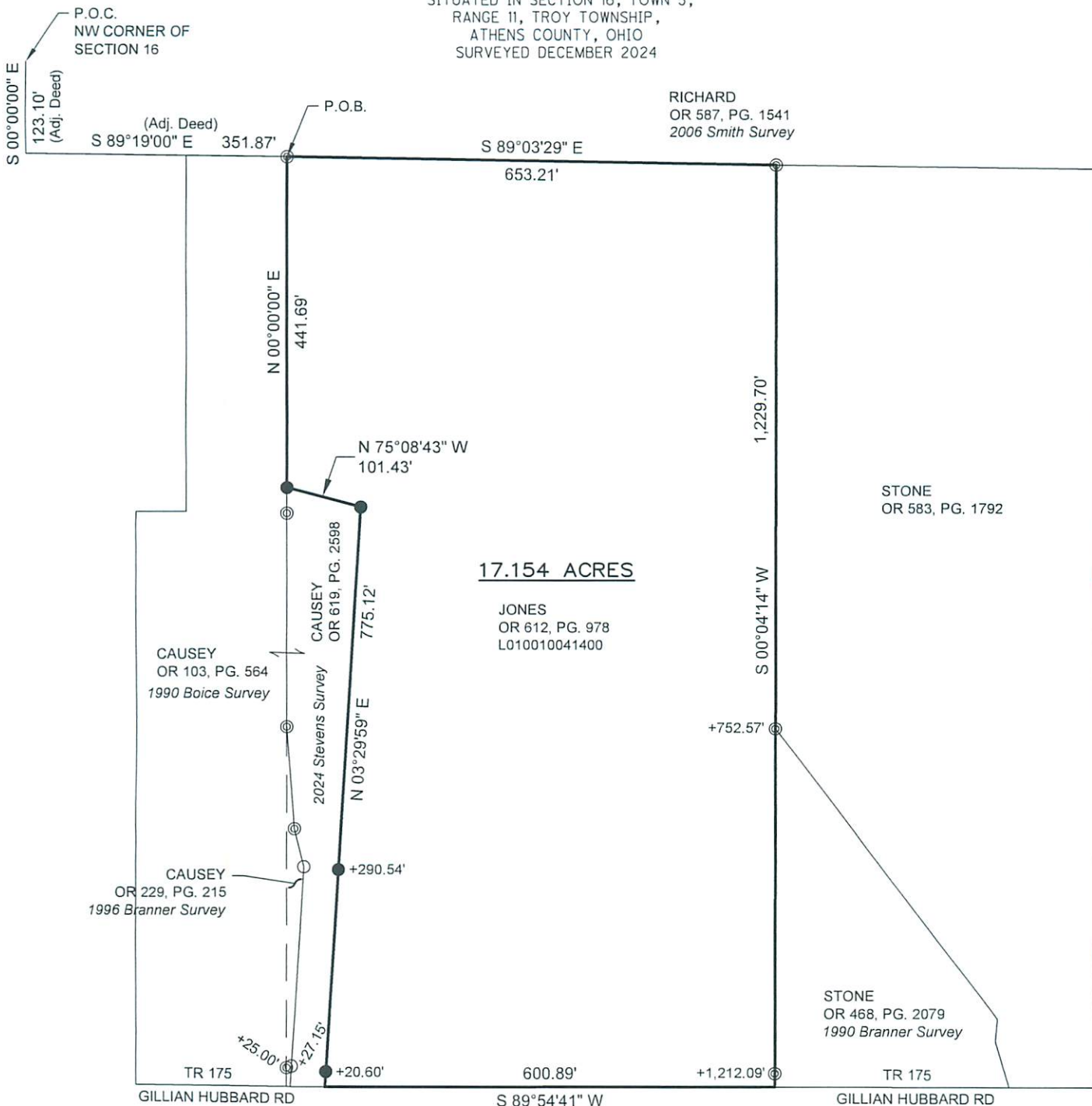
Jill Davidson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Jill Marden*  
DATE: *12/11/24*

# PLAT OF SURVEY

SITUATED IN SECTION 16, TOWN 5,  
RANGE 11, TROY TOWNSHIP,  
ATHENS COUNTY, OHIO  
SURVEYED DECEMBER 2024

RICHARD  
OR 587, PG. 1541  
2006 Smith Survey



**17.154 ACRES**

JONES  
OR 612, PG. 978  
L010010041400

STONE  
OR 583, PG. 1792

CAUSEY  
OR 103, PG. 564  
1990 Boice Survey

CAUSEY  
OR 229, PG. 215  
1996 Branner Survey

STONE  
OR 468, PG. 2079  
1990 Branner Survey

GILLIAN HUBBARD RD

GILLIAN HUBBARD RD

GILLIAN HUBBARD RD



0 100 200  
SCALE IN FEET  
1" = 200'

### BASIS OF BEARING

BEARINGS ARE BASED ON CAUSEY DEED  
IN OR 103, PG. 564 (1990 BOICE  
SURVEY).

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

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Donnie E. Stevens II*  
DATE: 12/11/24

### REFERENCES

- DEEDS OF RECORD
- TAX MAPS
- PREVIOUS SURVEYS

### LEGEND

- ⊙ IRON PIPE FOUND
- IRON PIN FOUND
- 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"



*Donnie E. Stevens II* 12/7/24  
DONNIE E. STEVENS II, PS 8716 DATE