

Description of a 27.188 Acre Tract

Situated in the Section 19, Town 5, Range 11, Troy Township, Athens County, State of Ohio, being all of Athens County PID numbers L010010005200 and L010010005202 and being more particularly described as follows:

COMMENCING at an iron pin found with a "CTS-6844" cap at the northeast corner of the Southeast Quarter of said Section 19 and said iron pin being the **POINT OF BEGINNING** for the tract herein described:

Thence **South 2°54'01" West, 760.97 feet** along the east line of Section 19 and being a common boundary line to Keller (OR 187-648) to a point, passing an iron pin found with a "L.F. SWOYER RLS-6765" cap at 596.66 feet, 0.64 feet right;

Thence **South 46°00'09" West, 971.92 feet** along the north line of Jackson (OR 23-429) to a point in the center of Rock Run Rd (TR 161) passing an iron pin found with a "L.F. SWOYER RLS-6765" cap at 4.40 feet and iron pins set at 856.43 feet and 949.25 feet;

Thence along the center of said road and the westerly lines of Putman (OR 520-2363) the following four (4) courses:

1. **North 17°39'04" West, 186.92 feet** to a point;
2. **North 19°28'47" West, 143.02 feet** to a point;
3. **North 27°56'00" West, 142.17 feet** to a point;
4. **North 47°33'04" West, 288.20 feet** to a point;

Thence **North 3°41'03" East, 855.13 feet** along a common boundary to Jackson (OR 281-1312) to an iron pin found with a "L.F. SWOYER RLS-6765" cap, passing an iron pin found with a "L.F. SWOYER RLS-6765" cap at 30.00 feet and an iron pin set at 181.44 feet;

Thence **South 87°25'39" East, 431.32 feet** along a common boundary line to Jackson (OR 281-1312) to a notched stone found;

Thence **South 87°07'16" East, 636.28 feet** along a common boundary line to Coen (OR 200-692) and Holland (OR 516-1410), passing an iron pin found with a "CTS-6844" cap at 302.85 feet, to the point of beginning and containing 27.188 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 to an assumed meridian and are for angular determination only.

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 February 2022.

The purpose of this description is to consolidate Athens County Auditor's PID numbers L010010005200 and L010010005202.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Jill Marden*
DATE: *2/24/22*



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

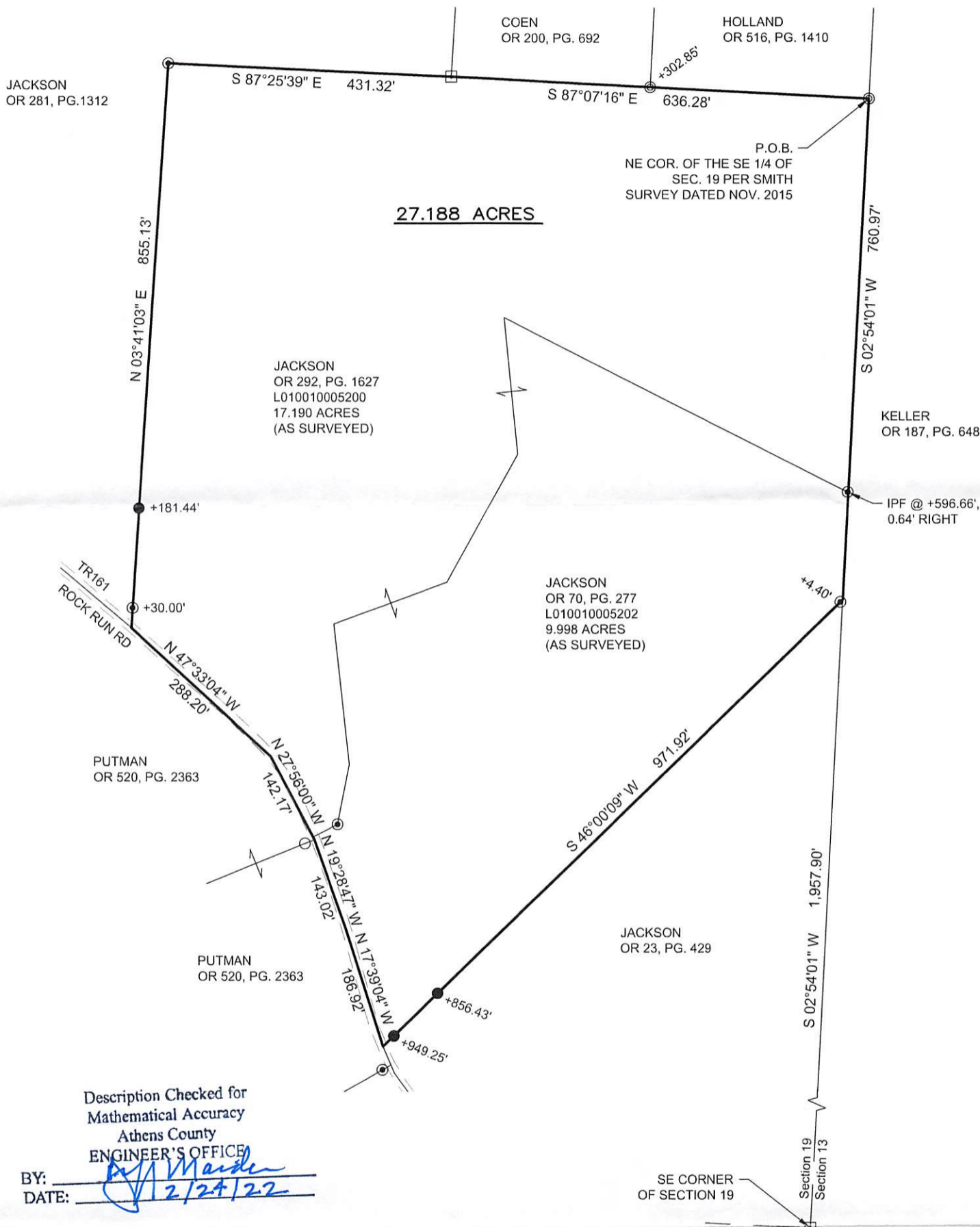
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

FEB 25 2022

Jill Thompson
Athens County Auditor

PLAT OF SURVEY

SITUATED IN SECTION 19,
TOWNSHIP 5, RANGE 11, TROY TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED FEBRUARY 2022



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Donnie E. Stevens II*
DATE: 2/22/22

SE CORNER
OF SECTION 19



BASIS OF BEARING
BEARINGS ARE TO AN ASSUMED
MERIDIAN AND ARE FOR ANGULAR
DETERMINATION ONLY

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

- LEGEND**
- △ RAILROAD SPIKE FOUND
 - ▲ MAG NAIL SET
 - 5/8" REBAR FOUND
 - NOTCHED STONE FOUND
 - ◎ IRON PIN FOUND w/CTS-6844 CAP
 - IRON PIN FOUND w/SWOYER CAP
 - 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"



Donnie E. Stevens II
DONNIE E. STEVENS II, PS 8716
2/22/22
DATE

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