

Description of a 0.055 Acre Tract

To be continuous and contiguous with parcel L010010092700, Lipscomb OR 462-1775

Situated in the Section 31, Town 5, Range 11, Troy Township, Athens County, State of Ohio, being part of Parcel L010010091300 as described in Volume 290, Page 1868 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

COMMENCING at a point in Old Seven Rd (TR468C) being the southwest corner of the Lipscomb (OR 462-1775) 1.00 acre tract, said point bearing South 1,674.05 feet and East 3,515.30 feet from the northwest corner of Section 31 and said point being referenced by an iron pipe found in concrete on the south line of said Lipscomb tract bearing South 89°58'20" East, 39.40 feet; thence along the west line of said Lipscomb tract North 19°56'55" East, 105.49 feet to a point in said road at the southwest corner of McCain (OR 290-1868) and said point being the **POINT OF BEGINNING** for the tract herein described:

Thence **North 13°59'18" East, 17.84 feet** along the west line of said McCain tract to a point in Old Seven Rd;

Thence **South 86°22'20" East, 273.60 feet** leaving said road along a new line created by this survey to a t-post found in concrete on the common boundary line of McCain (OR 290-1868) and Lipscomb (OR 462-1775), passing an iron pin set at 33.62 feet;

Thence **North 90°00'00" West, 277.36 feet** along said common boundary line, passing a t-post found in concrete at 244.27 feet, to the point of beginning and containing 0.055 acres which is to be continuous and contiguous with parcel L010010092700, Lipscomb OR 462-1775.

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.

The basis of bearing for the above described tract is the Bearing of the Southerly line of McCain (OR 290-1868) being North 90°00'00" West.

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 July 2021.

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

AUG 04 2021

Jill Thompson
Athens County Auditor



Donnie E. Stevens II

Donnie E. Stevens II, PS 8716

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 8/04/21

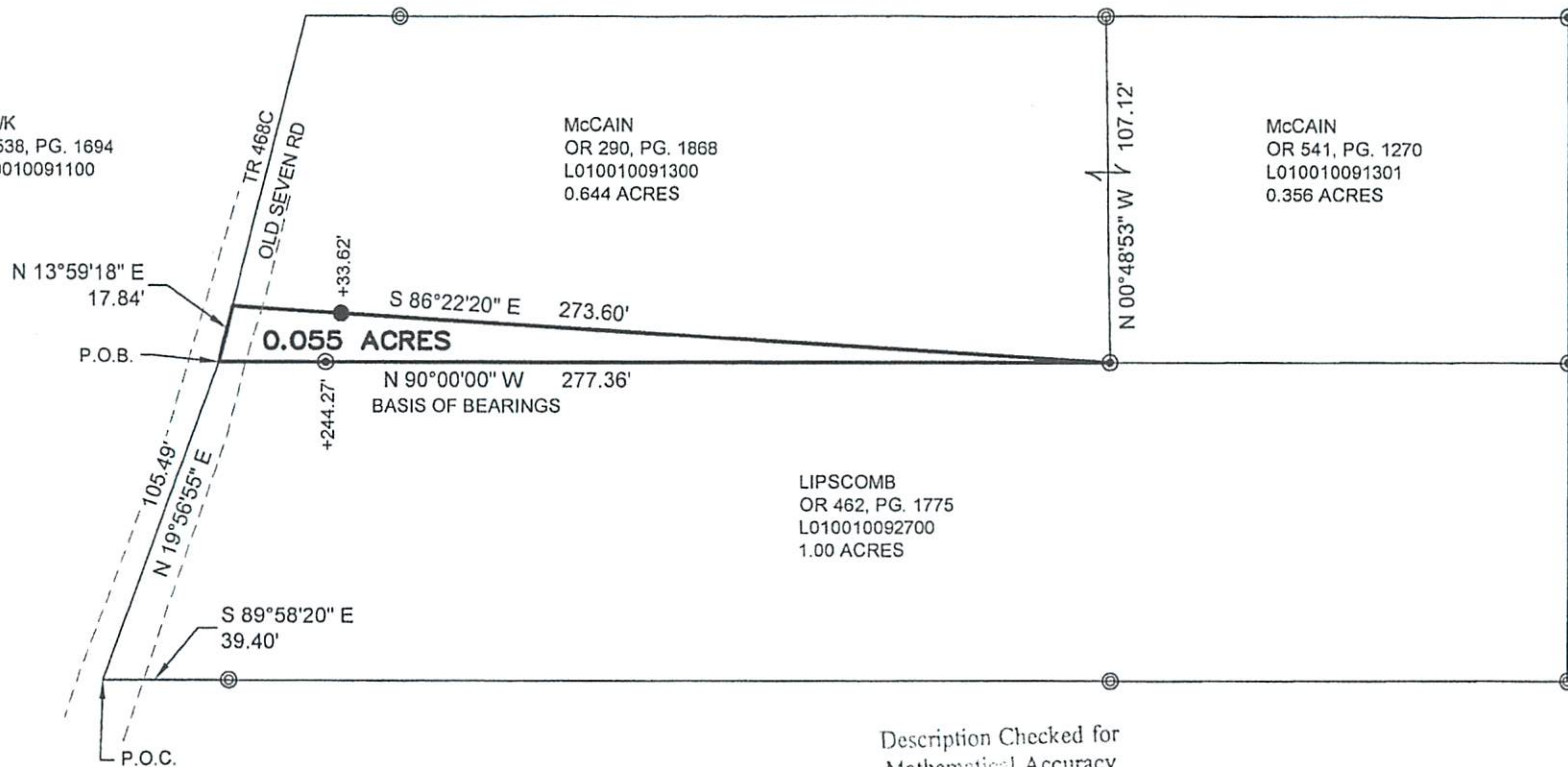
PLAT OF SURVEY - 0.055 ACRES

SITUATED IN SECTION 31,
TOWNSHIP 5, RANGE 11, TROY TOWNSHIP,
ATHENS COUNTY, OHIO
BEING A PART OF PARCEL L010010091300
TO BE CONTINUOUS AND CONTIGUOUS
WITH PARCEL L010010092700
SURVEYED JULY 2021

HAWK
OR 538, PG. 1694
L010010091100

McCAIN
OR 290, PG. 1868
L010010091300
0.644 ACRES

McCAIN
OR 541, PG. 1270
L010010091301
0.356 ACRES



LIPSCOMB
OR 462, PG. 1775
L010010092700
1.00 ACRES

**Not to be used as a separate
building site or transferred as an
independent parcel without
planning commission approval.**

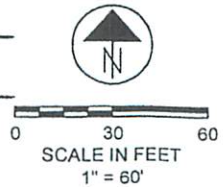
Description Checked for
Mathematical Accuracy
Athens County
Recorder's Office

BY: *Donnie E. Stevens II*
DATE: 8/04/21



By: *[Signature]*
Date: 9/17/2021

- LEGEND**
- ▲ MAG NAIL FOUND
 - ▲ MAG NAIL SET
 - ⊙ IRON PIPE FOUND IN CONCRETE
 - IRON PIN FOUND
 - ⊙ T-POST FOUND IN CONCRETE
 - 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"



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

REFERENCES
DEEDS OF RECORD
TAX MAPS
PREVIOUS SURVEYS

Donnie E. Stevens II 7/31/2021
DONNIE E. STEVENS II, PS 8716 /DATE