

Tract A

Description of an existing 34.939 Acre Tract

Situated in Fraction 1, Sections 14 & 15, Town 11, Range 15, Waterloo Township, Athens County, State of Ohio, being all of Parcel N010090302100 deeded to Allen in Volume 568, Page 1224 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

BEGINNING at a stone found on the south line of Fraction 1 which bears South 49°15'20" West, 1,381.94 feet from a stone found at the Northwest corner of Section 8;

Thence **North 86°26'41" West, 977.55 feet** along the south line of Fraction 1 to an iron pin set;

Thence **North 4°42'00" East, 1,503.90 feet** along the east line of Shingler (OR 191-762) to an iron pin set on the south line of CSX Transportation (DB 115-500) from which a railroad tie fence post found bears North 4°42'00" East, 6.62 feet;

Thence along the south line of CSX Transportation (DB 115-500) the following four (4) courses:

1. **North 88°40'09" East, 81.46 feet** to an iron pin set;
2. On a curve to the left with a **radius of 3,039.34 feet, length of 411.65 feet, chord bearing of South 85°38'12" East, and chord length of 411.34 feet** to an iron pin set;
3. **North 44°50'05" East, 66.21 feet** to an iron pin set;
4. On a curve to the left with a **radius of 3,039.34 feet, length of 468.73 feet, chord bearing of North 79°53'53" East, and chord length of 468.27 feet** to an iron pin set;

Thence **South 5°08'57" West, 975.04 feet** along common boundaries to Weigly (OR 543-2490), Allen (OR 568-1224), and Sumner (OR 616-737) to a 3/4" iron pin found, passing a stone found at 76.59 feet and a 1" iron pin found at 474.94 feet;

Thence **South 4°55'40" West, 690.60 feet** along common boundaries to Kiser (OR 518-2527) to the point of beginning and containing 34.939 acres of which 21.816 acres is in Section 14 and 13.123 acres is in Section 15.

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

JUL 18 2025

Jill Davidson
Athens County Auditor



Donnie E. Stevens II 7/9/25
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: *7-14-25*

Tract B
Description of an existing 4.638 Acre Tract

Situated in Fraction 1, Section 15, Town 11, Range 15, Waterloo Township, Athens County, State of Ohio, being all of Parcel N010090302000 deeded to Allen in Volume 568, Page 1224 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

BEGINNING at an iron pin set which bears North 66°55'23" West, 615.28 feet from a stone found at the Northwest corner of Section 8;

Thence **North 83°29'28" West, 379.19 feet** along the north line of Sumner (OR 616-737) to a 1" iron pin found;

Thence **North 5°08'57" East, 398.35 feet** along a common boundary line to Allen (OR 568-1224) to a stone found;

Thence **South 83°09'53" East, 640.87 feet** along the south line of Weigly (OR 543-2490), passing an iron pin set at 576.47 feet, to a point in a creek from which an iron pin found bears South 83°09'53" East, 5.90 feet;

Thence **South 9°59'15" West, 205.29 feet** along the west line of Jones (OR 612-1991) to a mag nail set in New Marshfield Rd (CR 3);

Thence along the common boundary lines to Allen (OR 625-188) the following two (2) courses:

1. **North 71°47'50" West, 202.88 feet** to an iron pin set, passing an iron pin found (bent) at 16.21 feet - 0.98 feet left;
2. **South 16°36'15" West, 234.42 feet** to the point of beginning and containing 4.638 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 July 2025.

Legal Description Pre-Approval
APPROVED
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Athens County Conveyance Standards

JUL 18 2025

Jill Davidson
Athens County Auditor



Donnie E. Stevens II 7/9/25
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: *Jill Marden*
DATE: *7-14-25*

Tract C
Description of an existing 1.043 Acre Tract

Situated in Fraction 1, Section 15, Town 11, Range 15, Waterloo Township, Athens County, State of Ohio, being all of Parcel N010090302001 deeded to Allen in Volume 625, Page 188 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

BEGINNING at an iron pin set which bears North 66°55'23" West, 615.28 feet from a stone found at the Northwest corner of Section 8;

Thence along the common boundary lines to Allen (OR 568-1224) the following two (2) courses:

1. **North 16°36'15" East, 234.42 feet** to an iron pin set;
2. **South 71°47'50" East, 202.88 feet** to a mag nail set in New Marshfield Rd (CR 3), passing an iron pin found (bent) at 186.67 feet - 0.98 feet right;

Thence **South 9°59'15" West, 190.02 feet** along said road and the west line of Jones (OR 612-1991) to a point from which a stone found bears South 83°29'28" East, 46.77 feet;

Thence leaving said road **North 83°29'28" West, 228.23 feet** along the north line of Sumner (OR 616-737), passing an iron pin found with a Kinnison cap at 31.82 feet, to the point of beginning and containing 1.043 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 July 2025.



Donnie E. Stevens II 7/9/25
Donnie E. Stevens II, PS 8716
17163 Joy Rd, Chesterhill, Ohio 43728
740-541-1995

Legal Description Pre-Approval
APPROVED
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Athens County Conveyance Standards

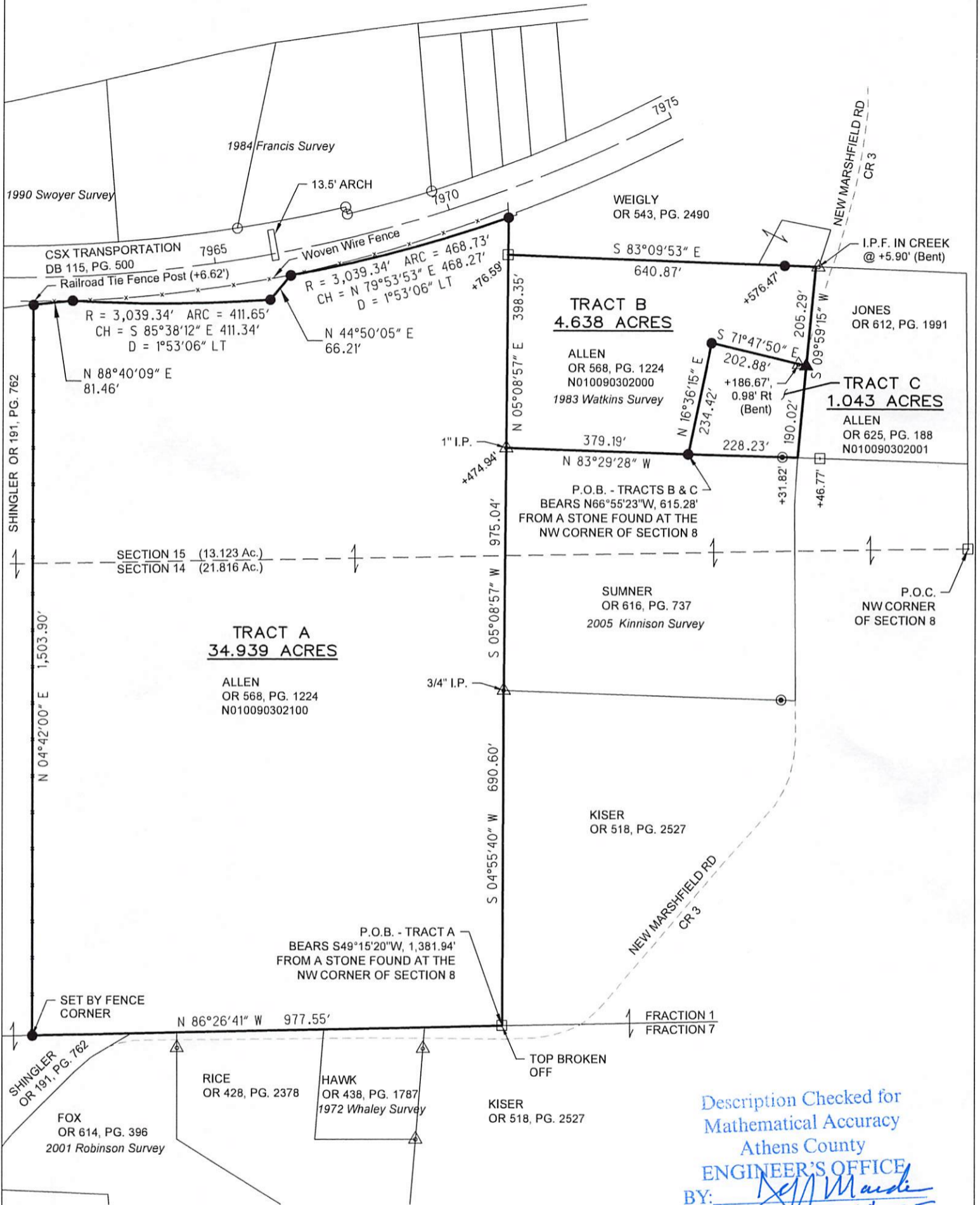
JUL 18 2025

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: *7-14-25*

PLAT OF SURVEY

SITUATED IN FRACTION 1,
SECTIONS 14 & 15, TOWN 11, RANGE
15, WATERLOO TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED JULY 2025



REFERENCES

- DEEDS OF RECORD
- TAX MAPS
- PREVIOUS SURVEYS
- SURVEYS 4-203, 4-204, & 7-076
- ROW AND TRACK MAP 91-OH-145.1 (27)

LEGEND

- ☐ STONE FOUND
- ▲ MAG NAIL SET
- △ IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- IRON PIN FOUND w/FRANCIS CAP
- ⊙ IRON PIN FOUND w/KINNISON CAP
- 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Donnie E. Stevens II*
DATE: *7-14-25*



Donnie E. Stevens II 7/9/25
DONNIE E. STEVENS II, PS 8716 DATE

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