

Description of a 5.637 Acre Tract

Situated in Section 17, Town 11, Range 15, Waterloo Township, Athens County, State of Ohio, being part of Parcel N010010071800 deeded to Sherman in Volume 548, Page 1000 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

COMMENCING at an iron pin found at the Southeast corner of Section 17; thence N69°25'51"W, 1,398.91 feet to a point in Campbell Rd (TR 259) and said point being the **POINT OF BEGINNING** for the tract herein described:

Thence **North 3°32'29" East, 469.43 feet** along the east line of Stube (DB 345-5) to an iron pin set, passing an iron pin found at 20.00 feet;

Thence along new lines created by this survey the following four (4) courses:

1. **South 84°46'48" East, 525.46 feet** to an iron pin set;
2. **South 11°24'29" East, 305.76 feet** to an iron pin set;
3. **South 74°38'26" West, 70.35 feet** to an iron pin set;
4. **South 15°36'23" East, 43.85 feet** to a point in Campbell Rd (TR 259), passing an iron pin set at 23.50 feet;

Thence along said road the following three (3) courses:

1. **South 72°57'35" West, 130.49 feet** to a point;
2. **South 82°32'34" West, 360.19 feet** to a point;
3. **North 71°37'18" West, 78.82 feet** to the point of beginning and containing 5.637 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 May 2025.



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

MAY 09 2025

Jill Davidson
Athens County Auditor

Donnie E. Stevens II 5/5/25
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: 5/08/25

SITUATED IN SECTION 17, TOWN 11,
RANGE 15, WATERLOO TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED MAY 2025

SHERMAN
OR 548, PG. 1000
N010010071800
14.015 ACRES
1977 Gerstner Survey

5.637 ACRES
Out of Parcel N010010071800

A diagram of a barn with two corners marked with black dots. The top-left corner is connected to the top-right corner by a line segment labeled "S 74°38'26\" W" and "70.35'". The top-right corner is connected to the bottom-right corner by a line segment labeled "S 15°36'23\" E" and "43.85'". The bottom-right corner is connected to the bottom-left corner by a line segment labeled "+23.50'". The word "BARN" is written inside the rectangle formed by these points.

P.O.B.
BEARS N69°25'51"W, 1,398.91' FROM
AN IRON PIN FOUND AT THE SE
CORNER OF SECTION 17

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: [Signature]
DATE: 5/08/25



- DEEDS OF RECORD
- TAX MAPS
- PREVIOUS SURVEYS

○ IRON PIN FOUND
● 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






DONNIE E. STEVENS II, PS 8716
 DATE