

Description of a 7.450 Acre Tract

Situated in Fraction 26, Sections 27 and 28, Town 12, Range 15, York Township, Athens County, State of Ohio, being part of Parcel P010010029200 deeded to Cagg in Volume 512, Page 1848 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

BEGINNING at a point in Wolfe Bennett Rd (CR 73) which bears N63°49'51"W, 2,281.86 feet from the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 27 (calculated);

Thence along said road and a common boundary to U.S.A. (DB 299-11) the following three (3) courses:

1. **South 89°01'09" West, 104.40 feet** to a point;
2. **South 77°37'03" West, 424.00 feet** to a point;
3. **North 87°03'54" West, 68.90 feet** to an iron pin set;

Thence leaving said road **North 3°49'06" East, 685.00 feet** along the east line of Johnson (OR 555-2458) to a 1/2" rod, passing a 1/2" rod at 25.42 feet;

Thence **South 86°27'05" East, 499.48 feet** along the south line of U.S.A. (DB 299-11) to an iron pin set;

Thence along new lines created by this survey the following two (2) courses:

1. **South 5°21'32" West, 285.61 feet** to an iron pin set;
2. **South 14°03'27" East, 287.64 feet**, passing an iron pin set at 219.11 feet, to the point of beginning and containing 7.450 acres of which 5.974 acres is in Section 27 and 1.476 acres is in Section 28.

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.

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 November 2023.



Donnie E. Stevens II 11/13/23
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

NOV 17 2023

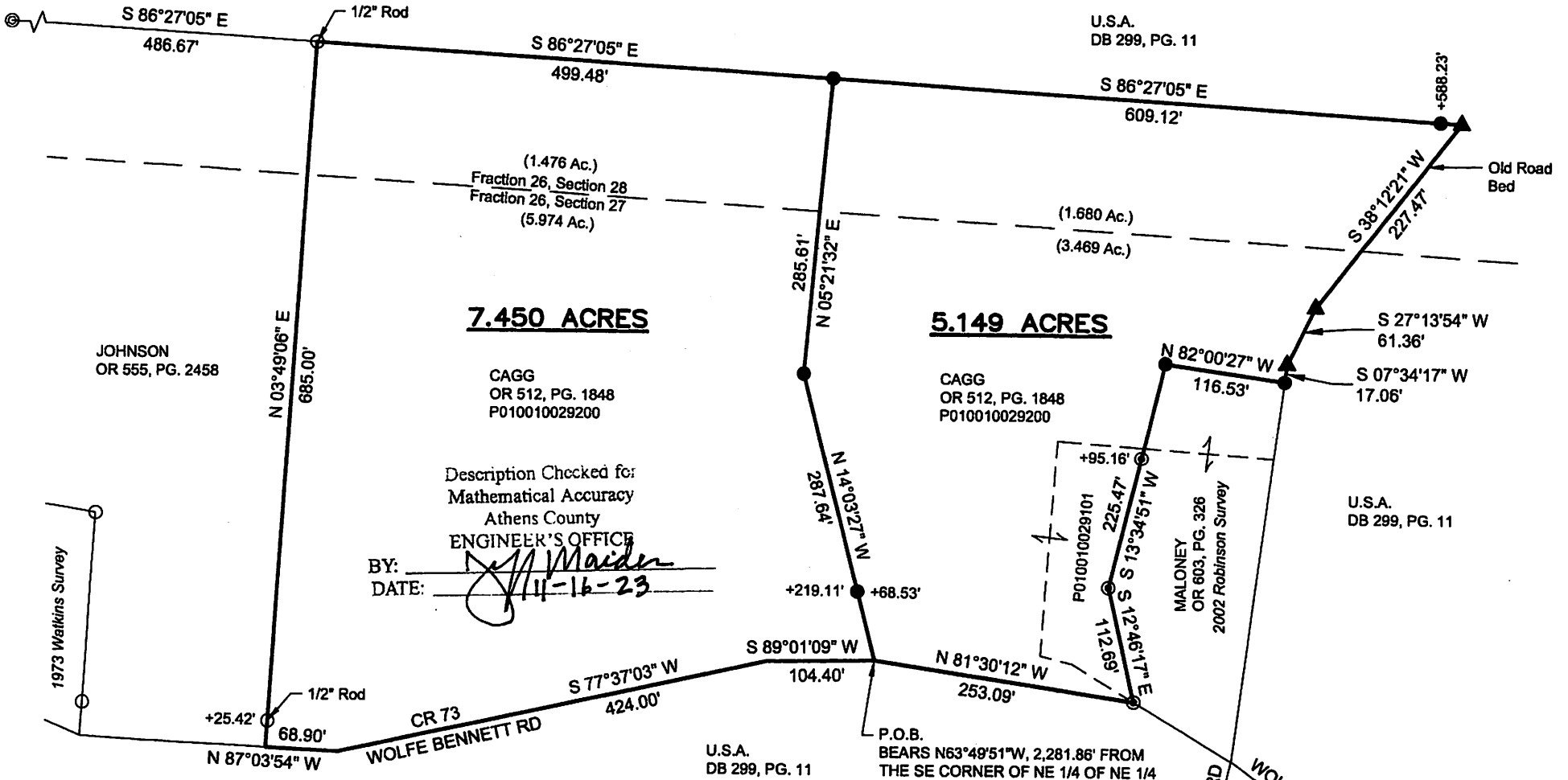
Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 11-16-23

PLAT OF SURVEY
 SITUATED IN FRACTION 26,
 SECTIONS 27 & 28, TOWNSHIP 12,
 RANGE 15, YORK TOWNSHIP,
 ATHENS COUNTY, OHIO
 SURVEYED NOVEMBER 2023

U.S.A.
 DB 299, PG. 11

U.S.A.
 DB 299, PG. 11



7.450 ACRES

5.149 ACRES

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *Donnie E. Stevens II*
 DATE: 11-16-23

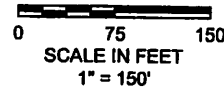
REFERENCES

- DEEDS OF RECORD
- TAX MAPS
- PREVIOUS SURVEYS

LEGEND

- ▲ 6" MAG NAIL SET
- ⊙ IRON PIPE FOUND
- IRON PIN FOUND
- ⊙ IRON PIN FOUND w/ROBINSON CAP
- 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"

P.O.B.
 BEARS N63°49'51"W, 2,281.86' FROM
 THE SE CORNER OF NE 1/4 OF NE 1/4
 OF SECTION 27 (CALCULATED)



BASIS OF BEARING

BEARINGS ARE TO AN ASSUMED
 MERIDIAN AND ARE FOR ANGULAR
 DETERMINATION ONLY



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

11/13/23
 DATE

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 CHESTERHILL, OHIO 43728
 740-541-1995
 stevenssurveyingllc@gmail.com