

## Description of a 0.931 Acre Tract

Situated in the SE Quarter of Section 32, Town 12, Range 15, York Township, Athens County, State of Ohio, being all of Parcel P010010020000 as described in Volume 513, Page 2441 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

**COMMENCING** at a 1/2" x 2" steel bar found at the Northwest Corner of the Southeast Quarter of Section 32; thence along a random line South 58°46'35" East, 1,163.38 feet to an iron pin set on a common boundary line to The Anderson Family Trust (OR 550-1386) and said iron pin being the **POINT OF BEGINNING** for the tract herein described:

Thence **South 4°39'51" West, 156.00 feet** along a common boundary line of Landrum (OR 513-2441) and said Anderson tract to an iron pin set on the north line of Taggart (OR 142-441);

Thence **North 85°00'00" West, 260.00 feet** along the north line of the said Taggart tract to a point in Connett Road (CR2), passing a 1" steel bar found at 240.00 feet;

Thence **North 4°39'51" East, 156.00 feet** along said road and the east line of Stump (OR 228-383) to a point;

Thence leaving said road **South 85°00'00" East, 260.00 feet** along a common boundary to The Anderson Family Trust (OR 550-1386), passing an iron pin set at 28.00 feet, to the point of beginning and containing 0.931 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 based on the denoted north line of Taggart (OR 142, PG. 441) being N85°00'00"W as surveyed by Whaley in June 1972.

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 June 2021.

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

JUN 16 2021

Jill Thompson  
Athens County Auditor



A handwritten signature in blue ink that reads "Donnie E. Stevens II".

Donnie E. Stevens II, PS 8716

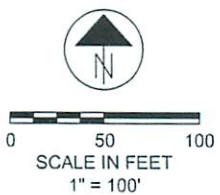
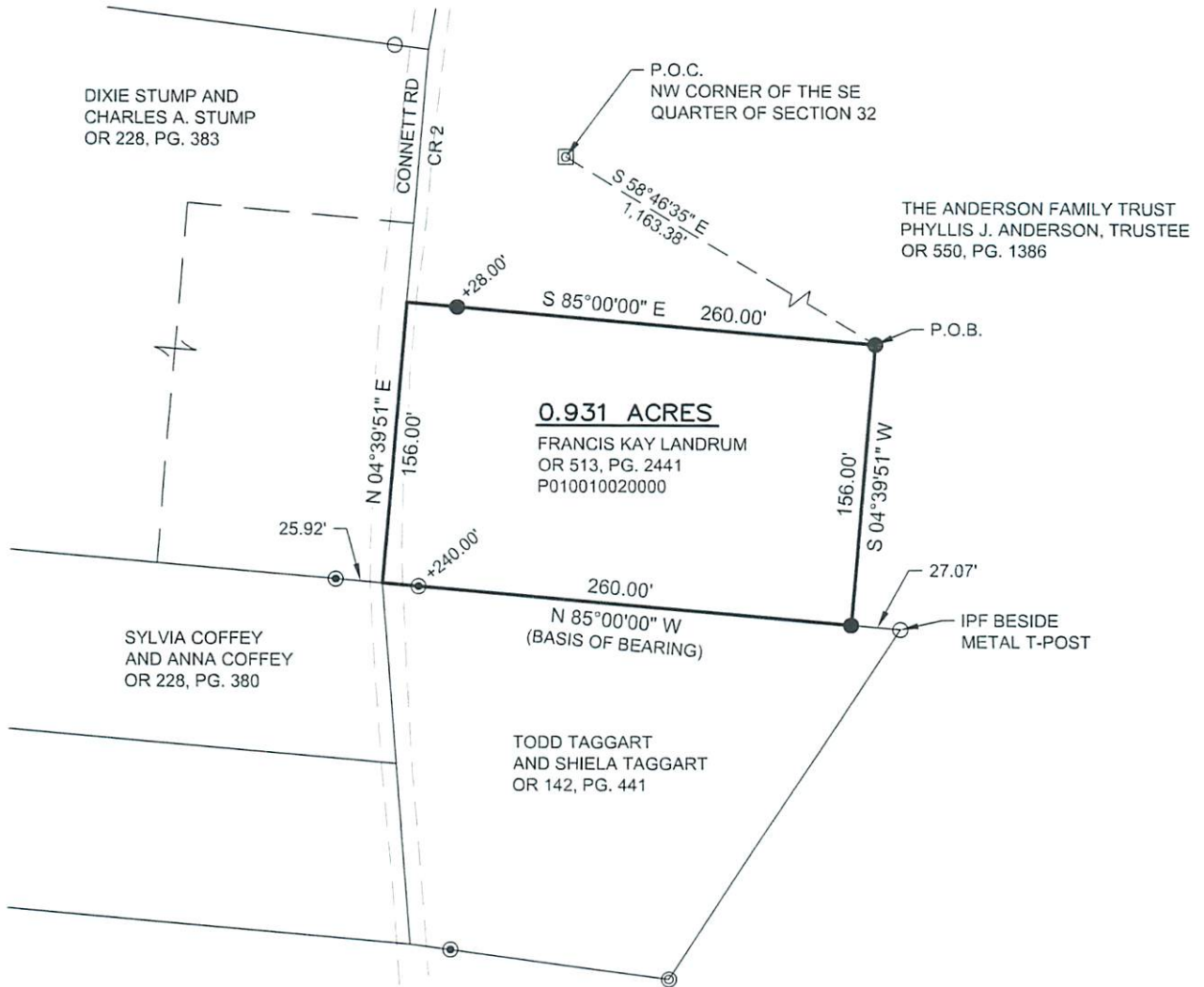
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

\_\_\_\_\_

**PLAT OF SURVEY**  
 SITUATED IN THE SE QUARTER OF SECTION 32,  
 TOWNSHIP 12, RANGE 15, YORK TOWNSHIP,  
 ATHENS COUNTY, OHIO  
 SURVEYED JUNE 2021



**LEGEND**

- ▲ MAG NAIL FOUND
- ▣ 1/2" x 2" STEEL BAR FOUND
- ◎ 1" IRON PIPE FOUND
- 5/8" STEEL BAR FOUND
- ⊙ 1" STEEL BAR FOUND
- 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"

**REFERENCES**

- DEEDS OF RECORD
- TAX MAPS
- WHALEY SURVEY DATED MAY 1972
- WHALEY SURVEY DATED JUNE 1972
- WILKONSON SURVEY DATED MAY 1976
- NEWMAN SURVEY DATED JUNE 2018
- CHARLSON SURVEY DATED APRIL 2019

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Donnie E. Stevens II*  
 DATE: 6/15/21



*Donnie E. Stevens II* 6/9/2021  
 DONNIE E. STEVENS II, PS 8716 DATE

**BASIS OF BEARING**  
 DENOTED NORTH LINE OF TAGGART  
 PARCEL (OR 142, PG. 441) BEING  
 N85°00'00"W AS SURVEYED BY  
 WHALEY IN JUNE 1972.

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