

## Description of a 5.659 Acre Tract

Situated in River Lots 624 & 625, Sections 4 & 10, Town 12, Range 15, York Township, Athens County, State of Ohio, being part of Parcel P010010071500 deeded to Nelsonville TV Cable in Volume 349, Page 90 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

**COMMENCING** at the Southwest Corner of River Lot 624; thence S88°27'41"E, 4,730.00 feet (calculated) to a point in the center of Elm Rock Rd (TR 36); thence along the center of said road N41°54'40"E, 279.39 feet to the **POINT OF BEGINNING** for the tract herein described:

Thence **North 41°54'40" West, 125.00 feet** along the centerline of Elm Rock Rd (TR 36) to a point;

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

1. **North 60°14'00" East, 930.16 feet** to an iron pin set, passing an iron pin set at 40.00 feet;
2. **North 90°00'00" East, 806.44 feet** to a point in the center of Monday Creek, passing an iron pin set at 720.95 feet;

Thence along the center of said Creek **South 13°06'37" West, 154.01 feet** to a point;

Thence leaving said creek and along the north line of Dalton (OR 525-1307) following two (2) courses:

1. **North 90°00'00" West, 687.39 feet** to a 5/8" rebar found, passing an iron pin set at 76.22 feet;
2. **South 63°23'23" West, 903.78 feet**, passing an iron pin found with a Newman cap at 863.78 feet, to the point of beginning and containing 5.659 acres of which 1.252 acres is in River Lot 624 and 4.407 acres is in River Lot 625.

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 survey completed by Newman in August 2016..

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 2022.



*Donnie E. Stevens II* 12/3/22  
Donnie E. Stevens II, PS 8716

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *[Signature]*  
DATE: 12/05/22

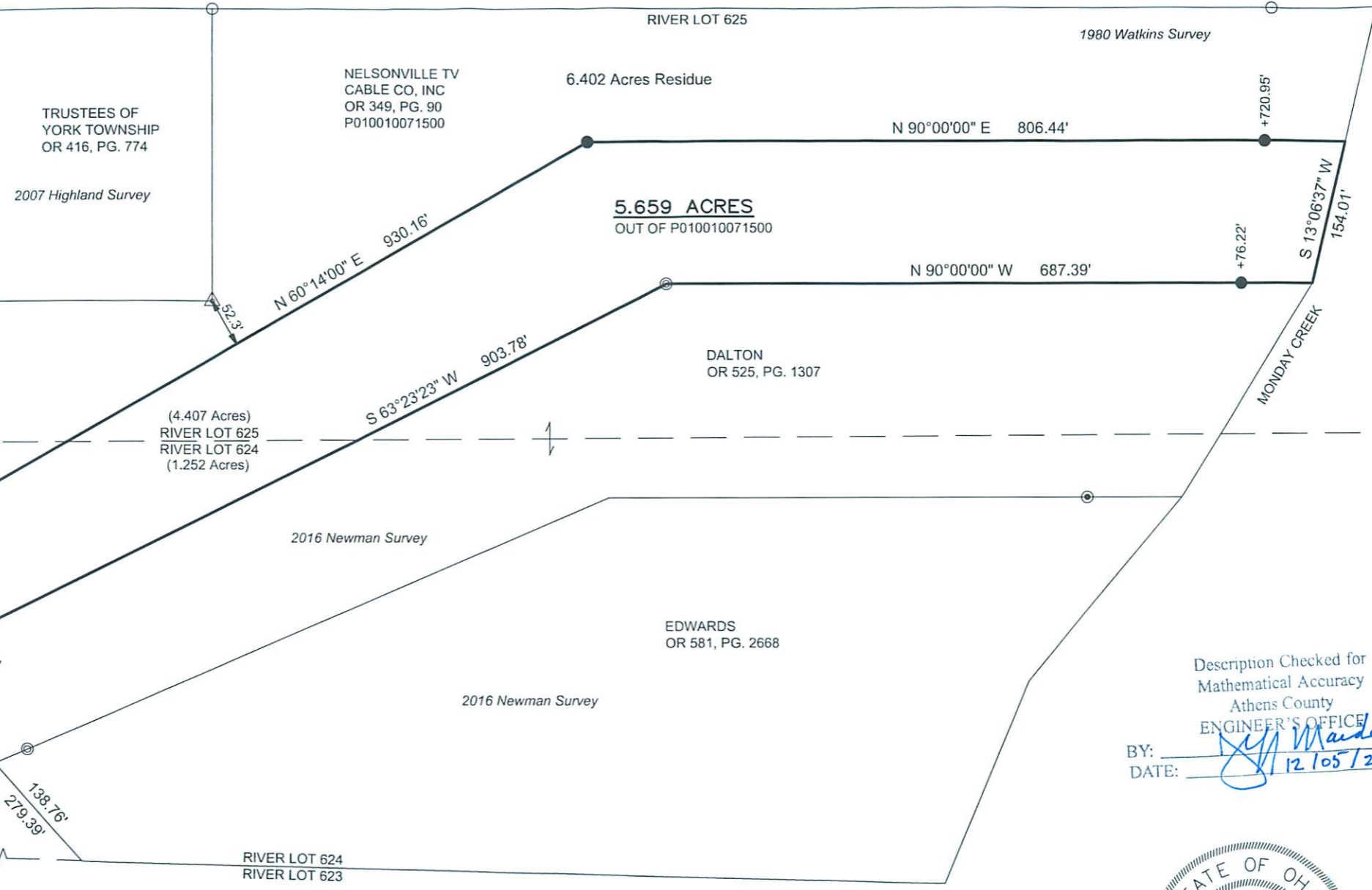
Legal Description Pre-Approval  
APPROVED  
All transfers are subject to  
Athens County Conveyance Standards

DEC 06 2022

Jill Thompson  
Athens County Auditor

**PLAT OF SURVEY**

SITUATED IN RIVER LOTS 624 & 625,  
SECTIONS 4 & 10, TOWNSHIP 12, RANGE 15,  
YORK TOWNSHIP, ATHENS COUNTY, OHIO  
SURVEYED NOVEMBER 2022



TRUSTEES OF  
YORK TOWNSHIP  
OR 416, PG. 774

NELSONVILLE TV  
CABLE CO, INC  
OR 349, PG. 90  
P010010071500

6.402 Acres Residue

1980 Watkins Survey

**5.659 ACRES**  
OUT OF P010010071500

STONE  
OR 593, PG. 442

DALTON  
OR 525, PG. 1307

(4.407 Acres)  
RIVER LOT 625  
RIVER LOT 624  
(1.252 Acres)

EDWARDS  
OR 581, PG. 2668

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *[Signature]*  
DATE: 12/05/22

ELM ROCK RD (TR 36)

MONDAY CREEK

CALCULATED SW CORNER  
OF RIVER LOT 624  
PER NEWMAN SURVEY  
DATED AUGUST 2016



0 75 150  
SCALE IN FEET  
1" = 150'

BASIS OF BEARING  
BEARINGS ARE BASED ON SURVEY  
COMPLETED BY NEWMAN DATED  
AUGUST 2016.

LEGEND

- ▲ MAG NAIL FOUND (IN CONCRETE)
- ▲ MAG NAIL SET
- IRON PIN FOUND - 1/2" REBAR
- ⊙ IRON PIN FOUND - 5/8" REBAR
- ⊙ IRON PIN FOUND w/NEWMAN CAP
- 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"

REFERENCES

- DEEDS OF RECORD
- TAX MAPS
- PREVIOUS SURVEYS

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



*[Signature]*  
DONNIE E. STEVENS II, PS 8716

12/3/22  
DATE