

Description of a 5.466 Acre Tract

Situated in In-lot 49 of Brown's Addition to the Village of Albany, Section 3, Town 10, Range 15, Lee Township, Athens County, State of Ohio, being all of Parcel H010010052300 and part of Parcel H010010052200 as described in Volume 536, Page 1948 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

COMMENCING at the Southwest corner of said In-lot 49; thence South $87^{\circ}22'34''$ East, 21.12 feet to a point; thence North $2^{\circ}37'26''$ East, 439.84 feet to an iron pin set, passing an iron pipe found at 305.57 feet, and said iron pin set being the **POINT OF BEGINNING** for the tract herein described:

Thence **North $2^{\circ}37'26''$ East, 375.48 feet** along the west line of Pollard (OR 536-1948) and the East lines of Goodin (OR 286-292) and Rife (OR 571-2565) to an iron pipe found;

Thence **South $87^{\circ}50'15''$ East, 321.13 feet** along a common boundary line of said Pollard Tract and Fauber (OR 400-2510) to a 3/4" iron rebar found;

Thence **South $87^{\circ}28'48''$ East, 202.60 feet** along a common boundary line of Pollard (OR 536-1948) and Fauber (OR 400-2510) to a 3/4" iron rebar found (bent);

Thence **South $2^{\circ}31'12''$ West, 217.33 feet** along an interior line of Pollard (OR 536-1948) to an iron pin set;

Thence **South $52^{\circ}12'00''$ East, 717.58 feet** along a new line created by this survey to a point on the west right of way line of Washington Road, passing an iron pin set at 714.58 feet;

Thence **South $40^{\circ}28'28''$ West, 50.05 feet** along said right of way line to an iron pin found with a "Branner PS 6805" cap;

Thence along common boundary lines of said Pollard (OR 536-1948) and Thompson (OR 546-2321) the following four (4) courses:

1. **North $52^{\circ}12'00''$ West, 626.62 feet** to an iron pin found with a "Branner PS 6805" cap;
2. **South $77^{\circ}47'37''$ West, 109.37 feet** to an iron pin found with a "Branner PS 6805" cap;
3. **South $15^{\circ}53'10''$ West, 77.59 feet** to an iron pin found with a "Branner PS 6805" cap;
4. **North $82^{\circ}57'24''$ West, 445.55 feet** to an iron pin found with a "Branner PS 6805" to the point of beginning and containing 5.466 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 based on Branner Survey dated January 2013.

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 July 2021.

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

JUL 28 2021

Jill Thompson
Athens County Auditor



Donnie E. Stevens II

Donnie E. Stevens II, PS 8716

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *J. Maude*
DATE: *7/23/21*

Description of a 6.094 Acre Tract

Situated in In-lot 49 of Brown's Addition to the Village of Albany, Section 3, Town 10, Range 15, Lee Township, Athens County, State of Ohio, being part of Parcel H010010052200 as described in Volume 536, Page 1948 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

COMMENCING at the Southwest corner of said In-lot 49; thence South $87^{\circ}22'34''$ East, 21.12 feet to a point; thence North $2^{\circ}37'26''$ East, 439.84 feet to an iron pin set, passing an iron pipe found at 305.57 feet;

Thence North $2^{\circ}37'26''$ East, 375.48 feet along the west line of Pollard (OR 536-1948) and the East lines of Goodin (OR 286-292) and Rife (OR 571-2565) to an iron pipe found;

Thence South $87^{\circ}50'15''$ East, 321.13 feet along a common boundary line of said Pollard Tract and Fauber (OR 400-2510) to a 3/4" iron rebar found;

Thence South $87^{\circ}28'48''$ East, 202.60 feet along a common boundary line of Pollard (OR 536-1948) and Fauber (OR 400-2510) to a 3/4" iron rebar found (bent) and said iron rebar being the **POINT OF BEGINNING** for the tract herein described:

Thence **South $87^{\circ}15'00''$ East, 624.94 feet** along the common boundary line of said Pollard and Fauber tracts to an iron pin set beside a fence post;

Thence **South $4^{\circ}32'46''$ West, 606.98 feet** along the east line of Pollard (OR 536-1948) and the west lines of Fauber (OR 400-2510) and Schaller (OR 560-1830 and OR 559-1021) to an iron pin found with a "Newman 8043" cap on the west right of way line of Washington Road, passing an iron pin found with a "Newman 8043" cap at 282.90 feet;

Thence **South $40^{\circ}28'28''$ West, 28.76 feet** along said right of way line to a point;

Thence **North $52^{\circ}12'00''$ West, 717.58 feet** along a new line created by this survey to an iron pin set, passing an iron pin set at 3.00 feet;

Thence **North $2^{\circ}31'12''$ East, 217.33 feet** along an interior line of Pollard (OR 536-1948) to the point of beginning and containing 6.094 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 based on Branner Survey dated January 2013.

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 July 2021.

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

JUL 28 2021

Jill Thompson
Athens County Auditor



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

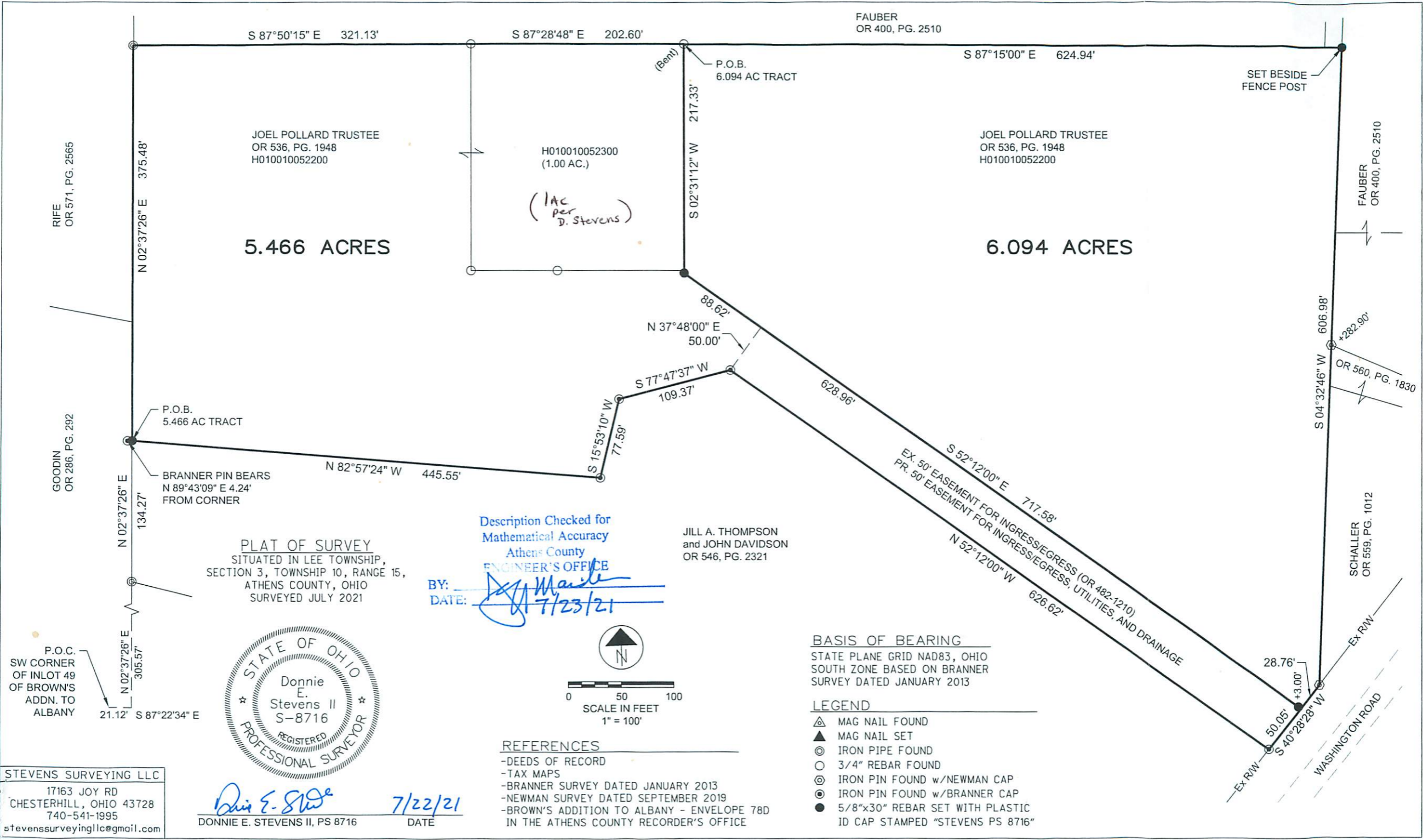
Donnie E. Stevens II, PS 8716

Description Checked for
Mathematical Accuracy
Athens County

THE CLERK'S OFFICE

BY: _____
DATE: _____

A handwritten signature in blue ink, possibly "M. Maide", and a date "7/23/21" written in blue ink.



JOEL POLLARD TRUSTEE
OR 536, PG. 1948
H010010052200

5.466 ACRES

H010010052300
(1.00 AC.)

(1 AC per D. Stevens)

JOEL POLLARD TRUSTEE
OR 536, PG. 1948
H010010052200

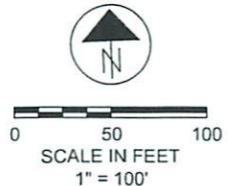
6.094 ACRES

PLAT OF SURVEY
SITUATED IN LEE TOWNSHIP,
SECTION 3, TOWNSHIP 10, RANGE 15,
ATHENS COUNTY, OHIO
SURVEYED JULY 2021

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

JILL A. THOMPSON
and JOHN DAVIDSON
OR 546, PG. 2321

BY: *[Signature]*
DATE: *7/23/21*



BASIS OF BEARING
STATE PLANE GRID NAD83, OHIO
SOUTH ZONE BASED ON BRANNER
SURVEY DATED JANUARY 2013

- LEGEND
- ▲ MAG NAIL FOUND
 - ▲ MAG NAIL SET
 - ⊙ IRON PIPE FOUND
 - 3/4" REBAR FOUND
 - ⊙ IRON PIN FOUND w/NEWMAN CAP
 - ⊙ IRON PIN FOUND w/BRANNER CAP
 - 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"

- REFERENCES
- DEEDS OF RECORD
 - TAX MAPS
 - BRANNER SURVEY DATED JANUARY 2013
 - NEWMAN SURVEY DATED SEPTEMBER 2019
 - BROWN'S ADDITION TO ALBANY - ENVELOPE 78D IN THE ATHENS COUNTY RECORDER'S OFFICE

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

Donnie E. Stevens
DONNIE E. STEVENS II, PS 8716
DATE: *7/22/21*

RIFE
OR 571, PG. 2565

GOODIN
OR 286, PG. 292

P.O.C.
SW CORNER
OF INLOT 49
OF BROWN'S
ADDN. TO
ALBANY

FAUBER
OR 400, PG. 2510

SET BESIDE
FENCE POST

FAUBER
OR 400, PG. 2510

SCHALLER
OR 559, PG. 1012

OR 560, PG. 1830

WASHINGTON ROAD