

Description of a 45.785 Acre Tract

Situated in Lease Lots 1 & 2, Section 23, Town 8, Range 14, Alexander Township, Athens County, State of Ohio, being part of Parcels B010010053100 and B010010053200 deeded to Niese in Volume 528, Page 565 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

BEGINNING at a 5/8" rebar found at the southwest corner of Lease Lot 2:

Thence **North 4°06'51" East, 528.00 feet** along the west line of Lease Lot 2 and the east line of Niese "Tract Two" (OR 528-565) to an iron pin found with a Newman cap;

Thence continuing along the easterly lines of said Niese Tract Two the following three (3) courses:

1. **South 85°53'09" East, 189.42 feet** to an iron pin found with a Newman cap;
2. **North 35°37'54" East, 848.61 feet** to an iron pin found with a Newman cap;
3. **North 55°09'41" West, 84.33 feet** to a point in Biddle Creek;

Thence **North 63°42'59" East, 242.16 feet** along south lines of Reasoner (OR 528-553) and Hayes (OR 566-2559) to an iron pin found with an Eason cap, passing an iron pin set at 97.35 feet;

Thence **South 28°35'28" East, 201.27 feet** along the west line of Garner (OR 440-1210) to a point in Biddle Creek;

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

1. **South 28°07'34" East, 628.98 feet** to an iron pin set, passing an iron pin set at 55.00 feet;
2. **North 66°49'57" East, 672.25 feet** to a point in the center of Fisher Rd (CR 17), passing an iron pin set at 642.25 feet;

Thence along the center of Fisher Rd the following two (2) courses:

1. **South 34°46'08" East, 58.06 feet** to a point;
2. **South 24°41'01" East, 76.70 feet** to a point;

Thence continuing along the center of Fisher Rd and along new lines created by this survey the following four (4) courses:

1. **South 18°57'01" East, 225.49 feet** to a point;
2. **South 25°12'05" East, 218.33 feet** to a point;
3. **South 29°28'40" East, 127.86 feet** to a point;
4. **South 38°07'15" East, 548.97 feet** to a point;

Thence leaving said road **North 85°53'59" West, 2,519.55 feet** along the north lines of Koga (OR 546-1559) and Clark (OR 357-2543), passing 5/8" rebars found at 43.44 feet and 1,125.16 feet, to point of beginning and containing 45.785 acres of which 4.998 acres is out of B010010053100 (Lease Lot 1) and 40.787 acres is out of B010010053200 (Lease Lot 2);

The above described 45.785 acre tract is to be continuous and contiguous with the Parcel B010010053600 to the west (Niese Tract Two in OR 528-565).

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 west line of Lease Lot 2 being N4°06'51"E per Newman survey dated September 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 June 2023.

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

JUN 27 2023

Jill Davidson
Athens County Auditor



Donnie E. Stevens II 6/25/23

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: *6/26/23*

PLAT OF SURVEY

SITUATED IN LEASE LOTS 1 AND 2,
SECTION 23, TOWNSHIP 8, RANGE 14,
ALEXANDER TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED JUNE 2023

STEVENS SURVEYING LLC

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



0 125 250
SCALE IN FEET
1" = 250'

BASIS OF BEARING

BEARINGS ARE BASED ON WEST
LINE OF LEASE LOT 2 BEING
N4°06'51"E PER NEWMAN SURVEY
DATED SEPTEMBER 2016.

NOTES

45.785 ACRE TRACT IS TO BE
CONTINUOUS AND CONTIGUOUS WITH
PARCEL B010010053600 TO THE WEST

REFERENCES

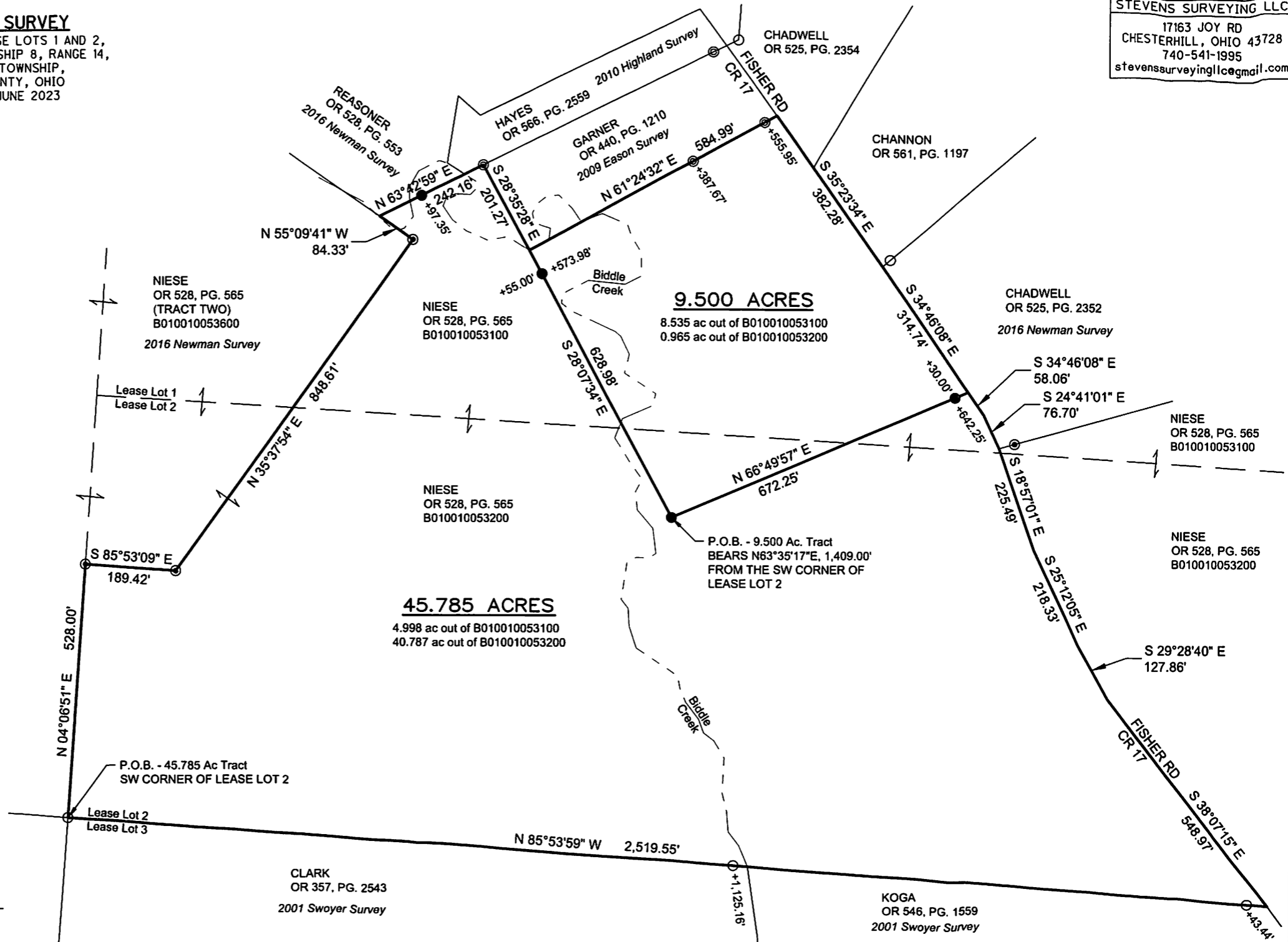
- DEEDS OF RECORD
- TAX MAPS
- PREVIOUS SURVEYS

LEGEND

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



DONNIE E. STEVENS II, PS 8716 DATE



CLARK
OR 357, PG. 2543
2001 Swoyer Survey

KOGA
OR 546, PG. 1559
2001 Swoyer Survey