

Description of a 9.500 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 an iron pin set which bears North 63°35'17" East, 1,409.00 feet from a 5/8" rebar found at the southwest corner of Lease Lot 2:

Thence **North 28°07'34" West, 628.98 feet** along a new line created by this survey to a point in Biddle Creek, passing an iron pin set at 573.98 feet;

Thence **North 61°24'32" East, 584.99 feet** along south line of Garner (OR 440-1210) to a point in the center of Fisher Rd (CR 17), passing a iron pins found with Eason caps at 387.67 feet and 555.95 feet;

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

1. **South 35°23'34" East, 382.28 feet** to a point;
2. **South 34°46'08" East, 314.74 feet** to a point;

Thence leaving said road **South 66°49'57" West, 672.25 feet** along a new line created by this survey, passing an iron pin set at 30.00 feet, to point of beginning and containing 9.500 acres of which 8.535 acres is out of B010010053100 (Lease Lot 1) and 0.965 acres is out of B010010053200 (Lease Lot 2);

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.



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*

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

JUN 27 2023

Jill Davidson
Athens County Auditor

PLAT OF SURVEY

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



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

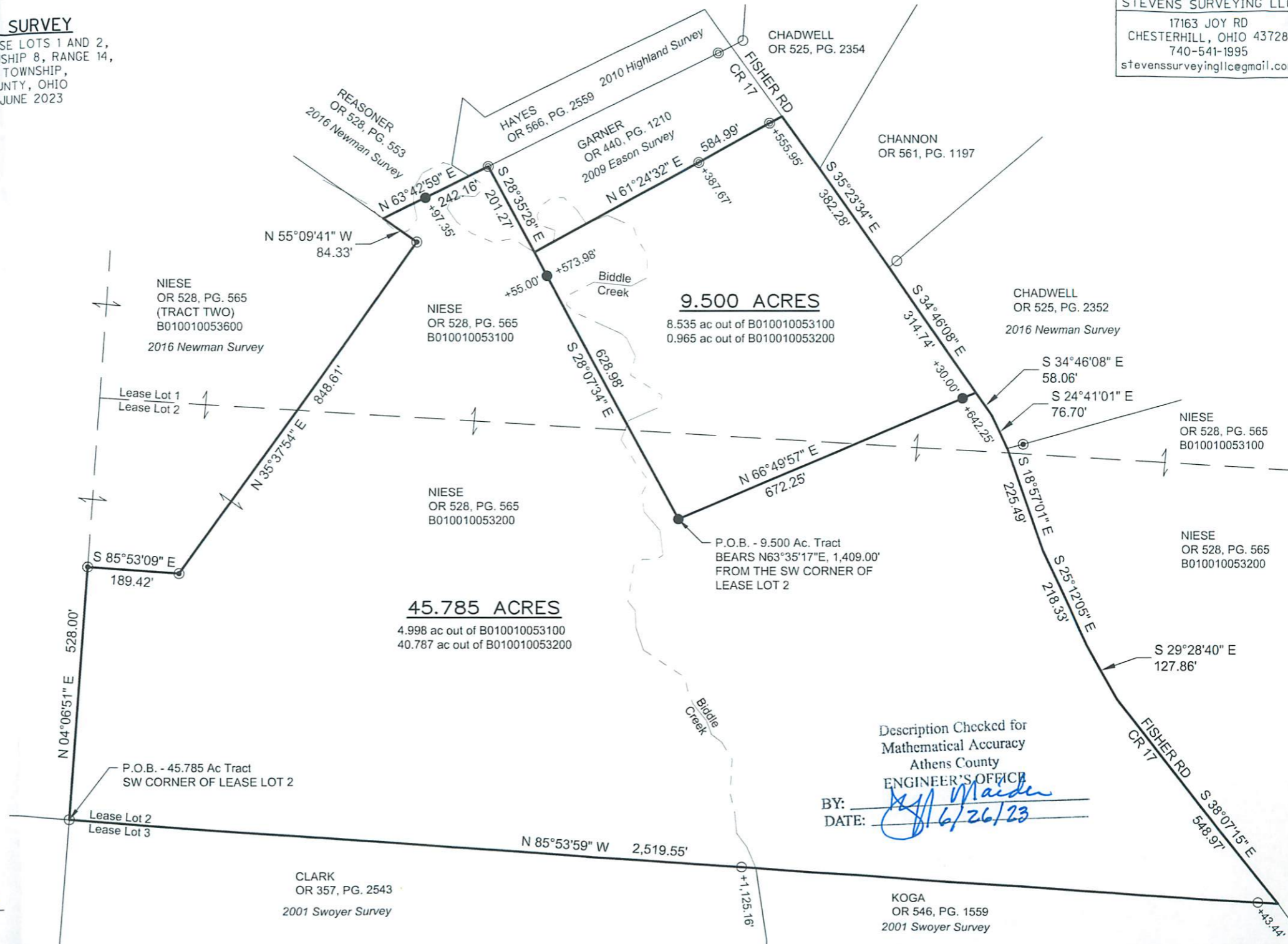
- DEEDS OF RECORD
- TAX MAPS
- PREVIOUS SURVEYS

LEGEND

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



Donnie E. Stevens II
DONNIE E. STEVENS II, PS 8716
6/25/23
DATE



9.500 ACRES

8.535 ac out of B010010053100
0.965 ac out of B010010053200

45.785 ACRES

4.998 ac out of B010010053100
40.787 ac out of B010010053200

P.O.B. - 9.500 Ac. Tract
BEARS N63°35'17"E, 1,409.00'
FROM THE SW CORNER OF
LEASE LOT 2

P.O.B. - 45.785 Ac Tract
SW CORNER OF LEASE LOT 2

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: *6/26/23*

CLARK
OR 357, PG. 2543
2001 Swoyer Survey

KOGA
OR 546, PG. 1559
2001 Swoyer Survey