

Description of 101.011 Acres - Tract 1

Situated in Farm Lot 3, Section 31, Town 8, Range 14, Alexander Township, Athens County, State of Ohio, being part of Parcel B010010085500 deeded to Smith in Volume 385, Page 1467 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

COMMENCING at an iron pin found with a Branner cap at the Southwest Corner of Section 31; thence along the west line of said section N4°19'50"E, 2,731.56 feet to an iron pin set at the southwest corner of Farm Lot 3 and said iron pin being the **POINT OF BEGINNING** for the tract herein described:

Thence **North 4°03'01" East, 2,118.05 feet** along the west line of said Section 31 and the east lines of Clifton (OR 408-1862) and Sayers (OR 515-1237) to a wood corner fence post;

Thence leaving said Section Line **South 86°35'20" East, 1,829.04 feet** along the south line of Abfall (OR 354-1671) to a point from which a disturbed 5/8" rebar found bears N 65°49'30" E, 2.94 feet;

Thence **North 3°48'16" East, 502.14 feet** along the west line of said Abfall tract to a notched stone found;

Thence **South 85°53'17" East, 735.91 feet** along the south line of Blackburn (OR 600-935) to an iron pin found with a Branner cap;

Thence **South 4°05'32" West, 1,748.50 feet** along the west line of Smith (OR 479-858) to an iron pin found with a Branner cap on the north line of Lot 13 in the Red Apple Subdivision (Env 483B);

Thence **North 77°18'49" West, 328.63 feet** along the north line of said Lot 13 to a 5/8" rebar found;

Thence **North 59°29'26" West, 1,030.93 feet** along the north lines of Lots 11, 12, and 13 to an iron pin set at the northwest corner of Lot 11, passing 5/8" rebars found at 84.43 feet and 359.16 feet;

Thence **South 4°15'09" West, 1,403.60 feet** along the west lines of Lots 10 and 11 in said Red Apple Subdivision to a 5/8" rebar found, passing 5/8" rebars found at 382.08 feet (3.04 feet right), 893.99 feet, and 1,237.57 feet;

Thence **North 78°14'22" West, 570.89 feet** along a new line created by this survey to an iron pin set, passing an iron pin set at 521.90 feet;

Thence **South 88°26'21" West, 746.46 feet** along a new line created by this survey to an iron pin set, passing an iron pin set at 52.32 feet, to the point of beginning and containing 101.011 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.

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 April 2023.



Donnie E. Stevens II 4/11/23
Donnie E. Stevens II, PS 8716

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

APR 13 2023

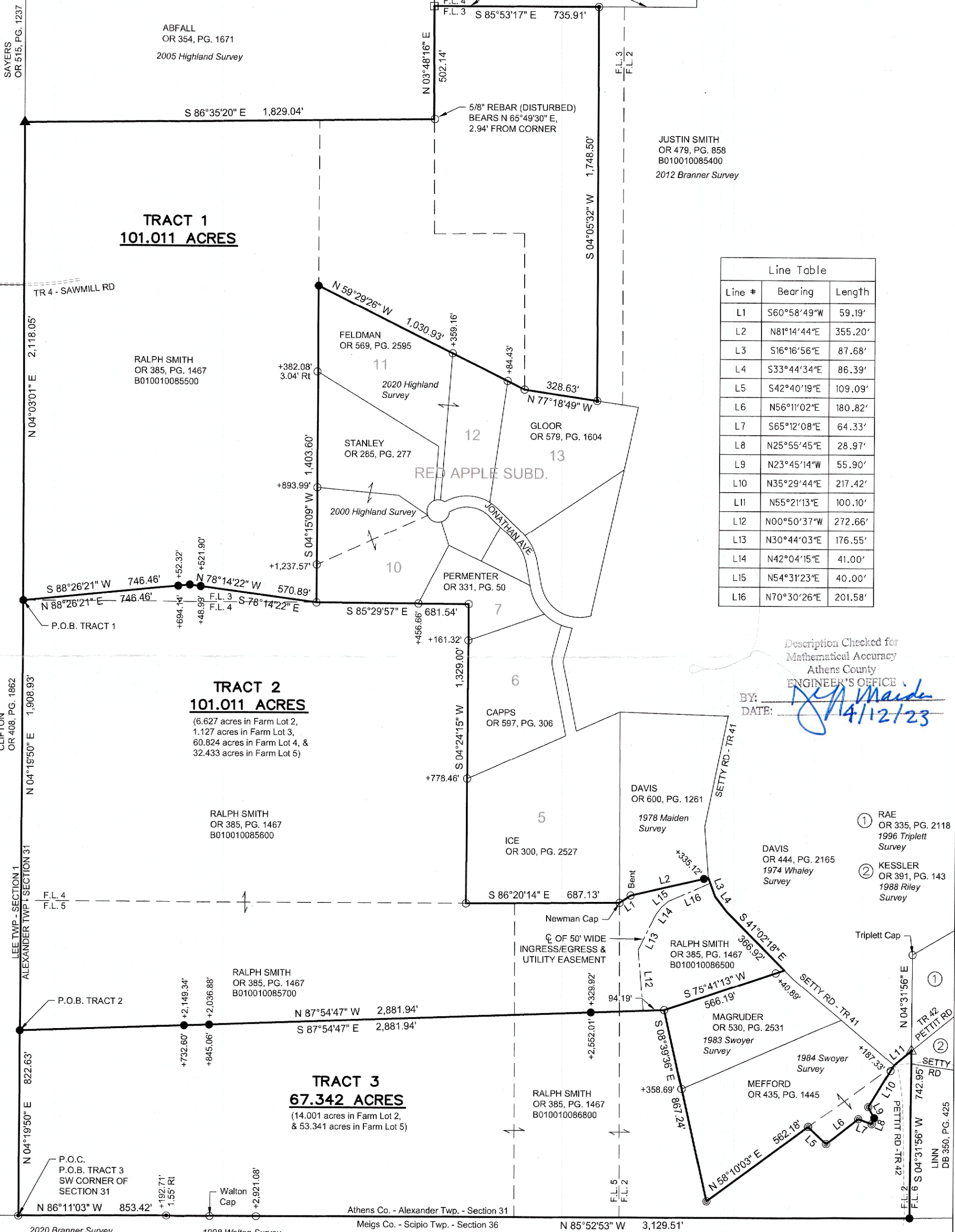
Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *JM*
DATE: 4/12/23

PLAT OF SURVEY

SITUATED IN FARM LOTS 2, 3, 4, AND 5,
SECTION 31, TOWNSHIP 8, RANGE 14,
ALEXANDER TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED APRIL 2023

BLACKBURN
OR 600, PG. 935



Line #	Bearing	Length
L1	S60°58'49"W	59.19'
L2	N81°14'44"E	355.20'
L3	S16°16'56"E	87.68'
L4	S33°44'34"E	86.39'
L5	S42°40'19"E	109.09'
L6	N56°11'02"E	180.82'
L7	S65°12'08"E	64.33'
L8	N25°55'45"E	28.97'
L9	N23°45'14"W	55.90'
L10	N35°29'44"E	217.42'
L11	N55°21'13"E	100.10'
L12	N00°50'37"W	272.66'
L13	N30°44'03"E	176.55'
L14	N42°04'15"E	41.00'
L15	N54°31'23"E	40.00'
L16	N70°30'26"E	201.58'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *J. Maiden*
DATE: *4/11/23*

- ① RAE OR 335, PG. 2118
1996 Triplett Survey
- ② KESSLER OR 391, PG. 143
1988 Riley Survey

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

BASIS OF BEARING
BEARINGS ARE STATE PLANE GRID
NAD83, OHIO SOUTH ZONE.

REFERENCES
-DEEDS OF RECORD
-TAX MAPS
-PREVIOUS SURVEYS
-PLAT OF RED APPLE SUBDIVISION
ENV 483B

- LEGEND**
- ▲ RAILROAD SPIKE FOUND
 - ▲ WOOD CORNER POST FOUND
 - NOTCHED STONE FOUND
 - IRON PIN FOUND - 5/8" REBAR
 - IRON PIN FOUND w/SWOYER CAP
 - IRON PIN FOUND w/BRANNER CAP
 - 5/8"x30" REBAR SET WITH PLASTIC
ID CAP STAMPED "STEVENS PS 8716"

STATE OF OHIO
Donnie E. Stevens II
S-8716
REGISTERED PROFESSIONAL SURVEYOR

Donnie E. Stevens II
DONNIE E. STEVENS II, PS 8716
DATE: *4/11/23*