

Description of 67.342 Acres - Tract 3

Situated in Farm Lots 2, and 5, Section 31, Town 8, Range 14, Alexander Township, Athens County, State of Ohio, being part of Parcels B010010085700, B010010086500, and B010010086800 deeded to Smith in Volume 385, Page 1467 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

BEGINNING at an iron pin found with a Branner cap at the Southwest Corner of Section 31;

Thence **North 4°19'50" East, 822.63 feet** along the west line of said Section 31 and the east line of Clifton (OR 408-1862) to an iron pin set;

Thence leaving said Section Line **South 87°54'47" East, 2,881.94 feet** along a new line created by this survey to a 5/8" rebar found;

Thence **South 8°39'36" East, 867.24 feet** along the west lines of Magruder (OR 530-2531) and Mefford (OR 435-1445) to an iron pin found with a Swoyer cap, passing a 5/8" rebar found at 358.69 feet;

Thence along the southerly lines of Mefford (OR 435-1445) the following seven (7) courses:

1. **North 58°10'03" East, 562.18 feet** to an iron pin found with a Swoyer cap;
2. **South 42°40'19" East, 109.09 feet** to an iron pin found with a Swoyer cap;
3. **North 56°11'02" East, 180.82 feet** to an iron pin found with a Swoyer cap;
4. **South 65°12'08" East, 64.33 feet** to an iron pin found with a Swoyer cap in a creek;
5. **North 25°55'45" East, 28.97 feet** to an iron pin set in a creek;
6. **North 23°45'14" West, 55.90 feet** to an iron pin found with a Swoyer cap;
7. **North 35°29'44" East, 217.42 feet** to a point in the intersection of Setty Rd (TR 41) and Pettit Rd (TR 42), passing a 5/8" rebar found at 187.33 feet;

Thence **North 55°21'13" East, 100.10 feet** along Pettit Rd (TR 42) to a railroad spike found on the east line of Farm Lot 2;

Thence **South 4°31'56" West, 742.95 feet** along east line of Farm Lot 2 and the west lines of Kessler (OR 391-143) and Linn (DB 350-425) to an iron pin set on the south line of Section 31;

Thence **North 85°52'53" West, 3,129.51 feet** along the south line of Section 31 of Alexander Township of Athens County and the north line of Section 36 of Scipio Township of Meigs County to an iron pin found with a Walton cap, passing a 5/8" rebar found at 2,921.08 feet;

Thence **North 86°11'03" West, 853.42 feet** along the Athens County/Meigs County Line, passing an iron pin found with Branner cap at 192.71 feet (1.55 feet right), to the point of beginning and containing 67.342 acres of which 14.001 acres is in Farm Lot 2 and 53.341 acres is in Farm Lot 5.

Along with the rights of a 50 feet wide ingress/egress and utility easement over said parent tract. Easement is bounded left 25 feet and right 25 feet of the following described centerline courses: Beginning on the north line of said 67.342 acre tract North 87°54'47" West, 94.19 feet from the NW corner of said Magruder tract; thence North 00°50'37" West, 272.66 feet to a point; thence North 30°44'03" East, 176.55 feet to a point; thence North 42°04'15" East, 41.00 feet to a point; thence North 54°31'23" East, 40.00 feet to a point; thence North 70°30'26" East, 201.58 feet to a point in Setty Rd (TR42) on the east line of said parent tract and said point being the terminus of easement.

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.

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

APR 13 2023

Jill Thompson
Athens County Auditor



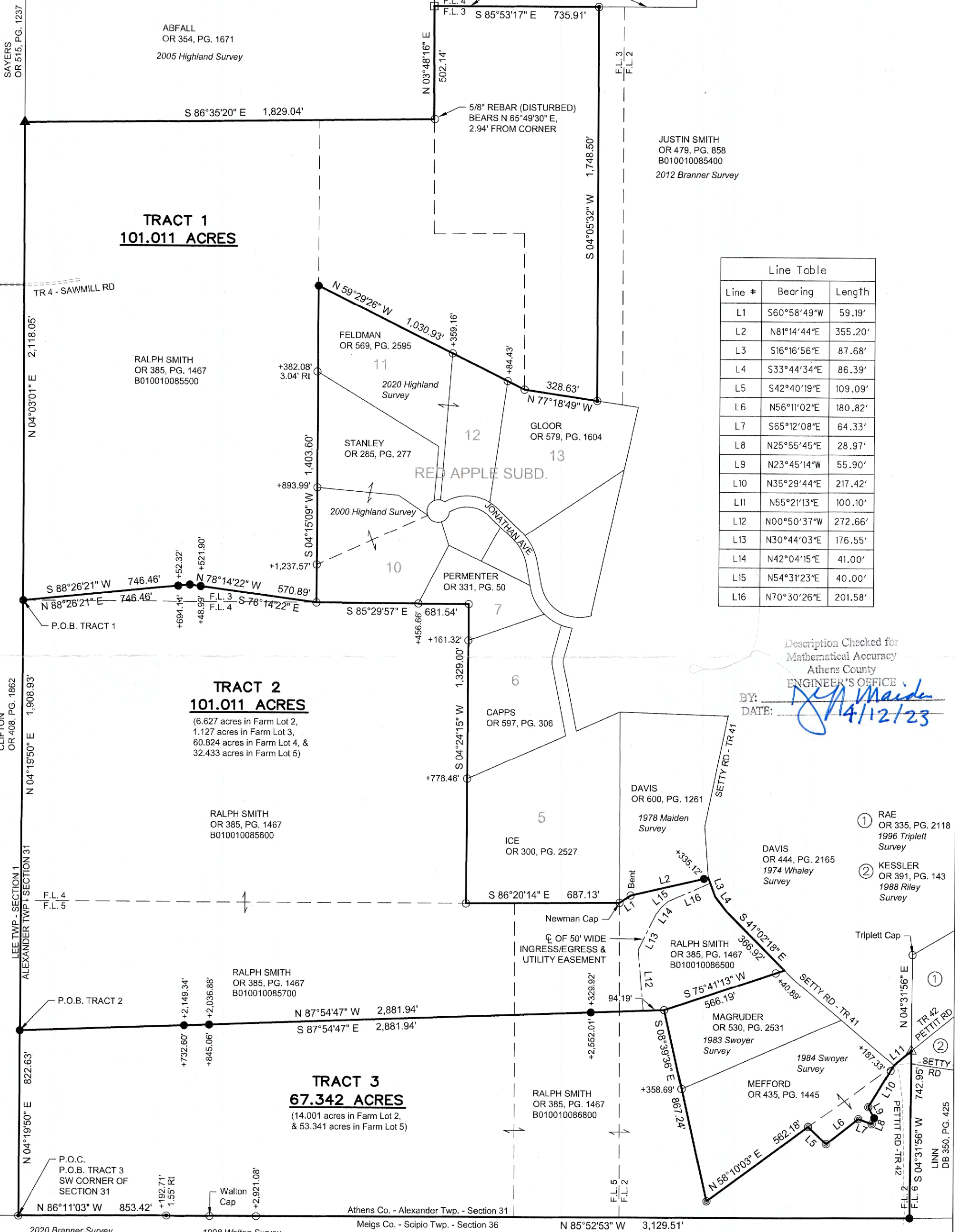
Donnie E. Stevens II 4/11/23
Donnie E. Stevens II, PS 8716

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
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\"/>

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

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