

Description of a 8.161 Acre Tract

Situated in Fraction 23, Section 22, Town 6, Range 13, Ames Township, Athens County, State of Ohio, being part of Parcel C010010033200 deeded to Kilzer in Volume 385, Page 822 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

COMMENCING at a limestone found at the northeast corner of Fraction 23; thence South 4°00'00" West, 1,007.11 feet along the east line of Fraction 23 to an iron pin set beside a fence post and said iron pin being the **POINT OF BEGINNING** for the tract herein described:

Thence continuing along said Fraction line **South 4°00'00" West, 194.14 feet** along the west line of Antle (OR 479-2445) to a 30" diameter Sassafras tree;

Thence **South 89°57'13" West, 514.08 feet** along the north line of Dishong (OR 514.08) to a 24" diameter walnut tree;

Thence **South 4°00'00" West, 339.85 feet** along the west line of said Dishong tract to a point in Fleming Rd (CR 35), passing an iron pin set at 312.18 feet;

Thence along Fleming Rd the following four (4) courses:

1. **North 63°52'02" West, 71.02 feet** to a point;
2. **North 70°23'19" West, 131.62 feet** to a point;
3. **North 75°20'59" West, 79.57 feet** to a point;
4. **North 79°47'42" West, 84.19 feet** to a point;

Thence leaving said road and along new lines created by this survey the following four (4) courses:

1. **North 11°37'01" West, 208.56 feet** to an iron pin set beside a fence post, passing an iron pin set beside a fence post at 29.56 feet;
2. **North 44°54'58" East, 428.69 feet** to an iron pin set beside a fence post;
3. **North 36°55'17" East, 223.66 feet** to an iron pin set beside a fence post;
4. **South 62°20'30" East, 568.87 feet** to point of beginning and containing 8.616 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 based on east line of Section 22 being S4°00'00"W per Canter survey dated April 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



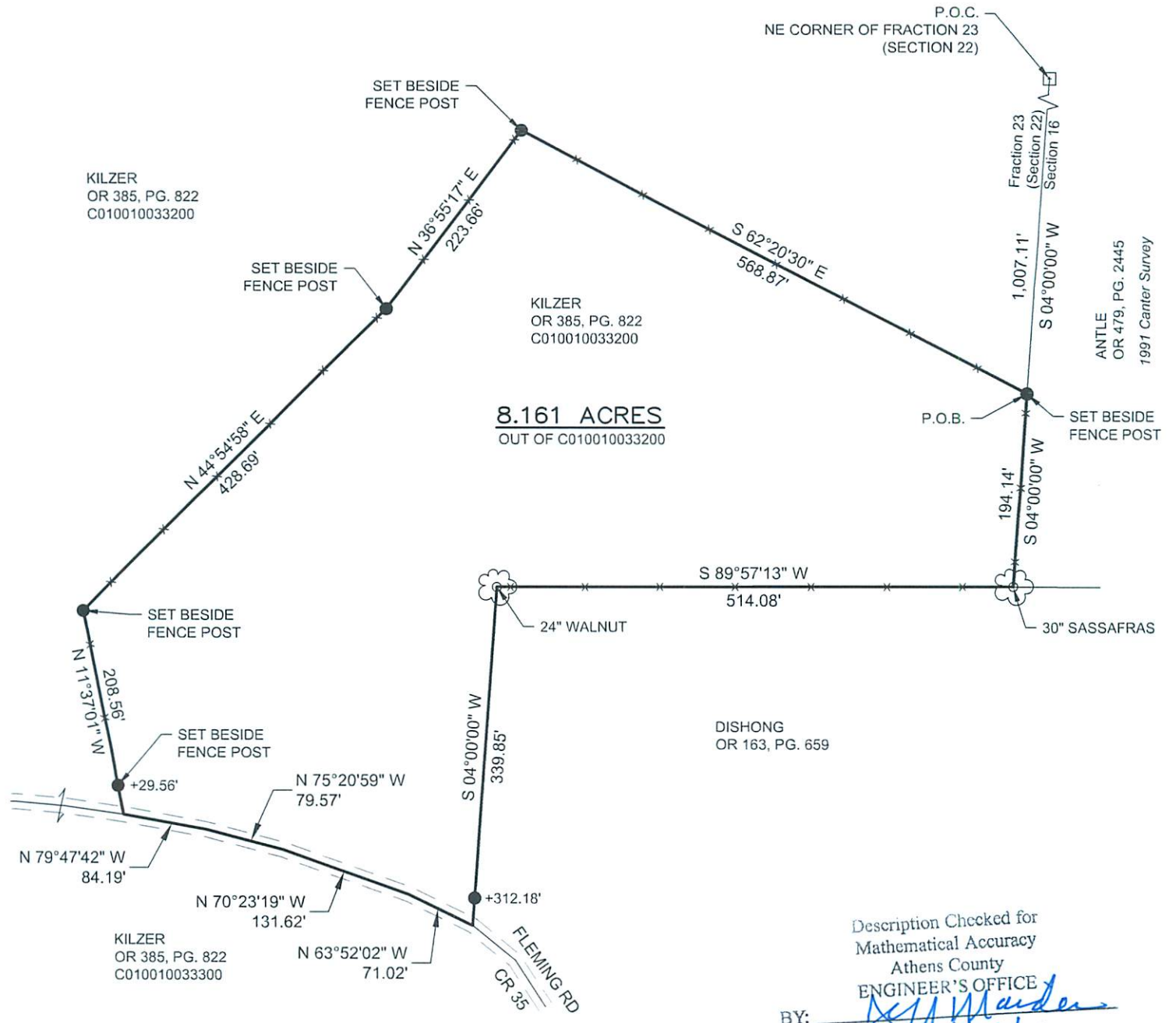
Donnie E. Stevens II 6/25/23
Donnie E. Stevens II, PS 8716
17163 Joy Rd, Chesterhill, Ohio 43728
740-541-1995

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

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

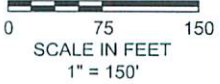
PLAT OF SURVEY

SITUATED IN FRACTION 23, SECTION 22,
TOWNSHIP 6, RANGE 13, AMES TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED JUNE 2023



8.161 ACRES
OUT OF C010010033200

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Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 6/26/23



BASIS OF BEARING
BEARINGS ARE BASED ON EAST
LINE OF SECTION 22 BEING
S4°00'00\"/>

REFERENCES
-DEEDS OF RECORD
-TAX MAPS
-PREVIOUS SURVEYS

LEGEND
 ▲ RAILROAD SPIKE FOUND
 ▲ MAG NAIL SET
 □ LIMESTONE FOUND
 ○ IRON PIN FOUND
 ⊙ IRON PIPE FOUND
 ● 5/8\"/>



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

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