Description of a 20.927 Acre Tract

Situated in Section 4, Town 6, Range 13, Ames Township, Athens County, State of Ohio, being Part of Parcel C010010012900, deeded to Stevens and Clark in Volume 416, Page 304 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

BEGINNING at a point in Linscott Run Rd (TR 343) which bears North 43°42'59" West, 2,510.87 feet from a stone found at the SE corner of Section 4, Town 6, Range 13;

Thence along new lines created by this survey the following three (3) courses:

1. **North 72°47'14" West, 148.87 feet** to an iron pin set, passing an iron pin set at 11.13 feet;
2. **South 75°14'39" West, 336.08 feet** to an iron pin set;
3. **South 6°35'16" East, 240.84 feet** to a point in Linscott Run Rd, passing an iron pin set at 210.86 feet;

Thence along Linscott Run Rd the following two (2) courses:

1. **South 54°39'27" West, 153.40 feet** to a point;
2. **South 48°49'27" West, 65.00 feet** to a point;

Thence **North 2°30'06" East, 1,516.33 feet** along the east line of Mast (OR 603-956) to a 5/8" rebar iron pin found, passing an iron pin found with "GW Bayha" cap at 22.64 feet;

Thence **South 85°51'18" East, 915.21 feet** along the south line of Chapman (OR 620-2177) to a point in Linscott Run Rd, passing an iron pin previously set at 894.98 feet;

Thence along Linscott Run Rd the following twelve (12) courses:

1. **South 11°13'47" West, 122.44 feet** to a point;
2. **South 12°40'47" West, 253.40 feet** to a point;
3. **South 13°32'47" West, 119.40 feet** to a point;
4. **South 16°07'47" West, 60.00 feet** to a point;
5. **South 18°01'47" West, 80.00 feet** to a point;
6. **South 19°21'47" West, 80.00 feet** to a point;
7. **South 20°46'47" West, 79.88 feet** to a point;
8. **South 19°07'47" West, 123.40 feet** to a point;
9. **South 23°12'47" West, 59.00 feet** to a point;
10. **South 42°03'47" West, 60.69 feet** to a point;
11. **South 44°43'47" West, 40.61 feet** to a point;
12. **South 49°36'47" West, 37.70 feet** to the point of beginning and containing 20.927 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 Garrett J. Maiden under the direct supervision of Donnie E. Stevens II, Ohio Registered Surveyor 8716 in June 2026.

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

JUN 2 6 2026

Jill Davidson
Athens County Auditor

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

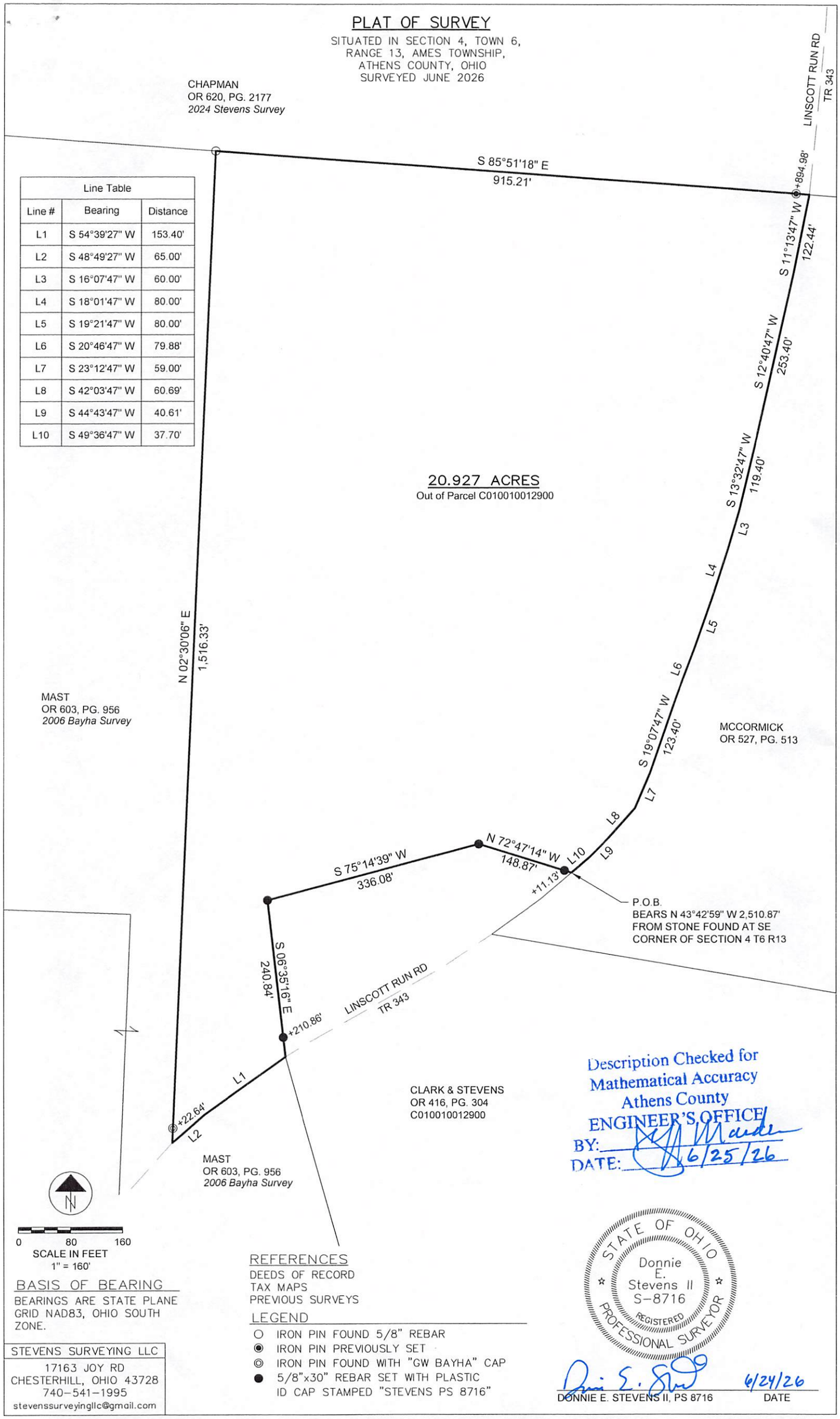
Donnie E. Stevens 6/24/26

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: 6/25/26

PLAT OF SURVEY

SITUATED IN SECTION 4, TOWN 6,
RANGE 13, AMES TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED JUNE 2026



Line Table		
Line #	Bearing	Distance
L1	S 54°39'27" W	153.40'
L2	S 48°49'27" W	65.00'
L3	S 16°07'47" W	60.00'
L4	S 18°01'47" W	80.00'
L5	S 19°21'47" W	80.00'
L6	S 20°46'47" W	79.88'
L7	S 23°12'47" W	59.00'
L8	S 42°03'47" W	60.69'
L9	S 44°43'47" W	40.61'
L10	S 49°36'47" W	37.70'

0 80 160
SCALE IN FEET
1" = 160'

BASIS OF BEARING

BEARINGS ARE STATE PLANE GRID NAD83, OHIO SOUTH ZONE.

REFERENCES

DEEDS OF RECORD
TAX MAPS
PREVIOUS SURVEYS

LEGEND

- ○ IRON PIN FOUND 5/8" REBAR
- ◉ IRON PIN PREVIOUSLY SET
- ◎ IRON PIN FOUND WITH "GW BAYHA" CAP
- ● 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: _____
DATE: 6/25/26

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

DONNIE E. STEVENS II, PS 8716 — DATE 6/24/26