

Description of a 0.230 Acre Tract

Situated in Lots 966 and 967 of C.H. Grosvenors Addition, City of Athens, Section 10, Town 9, Range 14, Athens Township, Athens County, Ohio, being all of Parcel A028270000900 and A028270001000 deeded to Fishmar in Volume 607, Page 228 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

BEGINNING at a mag nail set on the north right of way line of East State Street at the southeast corner of Lot 967 of C.H. Grosvenors Addition (Env 159A);

Thence **South 35°02'24" West, 90.00 feet** along the south lines of Lots 966 and 967 and the north right of way line of East State Street to an iron pipe found;

Thence **North 54°57'43" West, 111.52 feet** along the east line of Nesic (OR 293-2218) to an iron pipe found;

Thence **North 35°00'34" East, 90.00 feet** along the south line of Gunn (OR 272-795), passing an iron pin found at 88.20 feet, to a point from which an iron pin found bears N 31°24'52" W, 0.42 feet;

Thence **South 54°57'43" East, 111.57 feet** along the west line of Tumblin (OR 574-2267), passing an iron pipe found at 10.50 feet, to the point of beginning and containing 0.230 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 August 2025.



Donnie E. Stevens II 9/3/25
Donnie E. Stevens II, PS 8716
17163 Joy Rd, Chesterhill, Ohio 43728
740-541-1995

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

SEP 04 2025

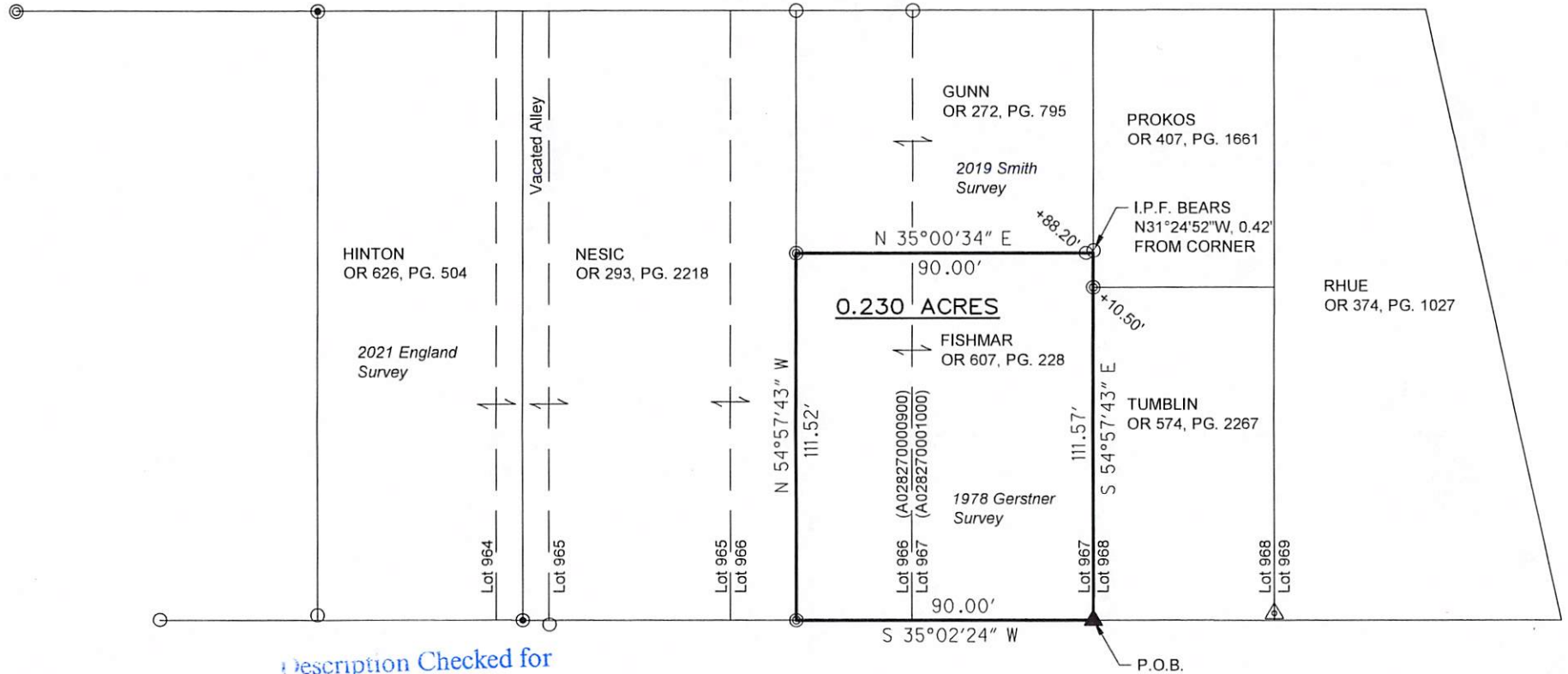
Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: *9/10/25*

PLAT OF SURVEY

SITUATED IN LOTS 966 AND 967 OF C.H.
GROSVENORS ADDITION, CITY OF ATHENS,
SECTION 10, TOWN 9, RANGE 14,
ATHENS TOWNSHIP, ATHENS COUNTY, OHIO
SURVEYED AUGUST 2025

FRANKLIN AVENUE



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: *9/04/25*

EAST STATE STREET



0 25 50
SCALE IN FEET
1" = 50'

BASIS OF BEARING

BEARINGS ARE STATE PLANE GRID NAD83,
OHIO SOUTH ZONE.

REFERENCES

-DEEDS OF RECORD
-TAX MAPS
-PREVIOUS SURVEYS
-PLAT OF C.H. GROSVENORS ADDITION
(ENV 159A)

LEGEND

- ▲ MAG NAIL SET IN CONCRETE
- ⊙ IRON PIPE FOUND
- IRON PIN FOUND - 5/8" REBAR
- △ IRON PIN FOUND w/SWOYER CAP
- ⊗ IRON PIN FOUND w/ENGLAND CAP
- 5/8"x30" REBAR SET WITH PLASTIC
ID CAP STAMPED "STEVENS PS 8716"



[Signature]
DONNIE E. STEVENS II, PS 8716

9/3/25
DATE

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