

Description of a 10.000 Acre Tract

Situated in Section 8, Town 7, Range 12, Bern Township, Athens County, State of Ohio, being part of Parcel D020020001101 deeded to Barnes in Volume 466, Page 931 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

COMMENCING at a notched stone found at the Southwest Corner of the Southeast Quarter of the Northwest Quarter of Section 8; thence along a random line South $36^{\circ}52'50''$ East, 49.47 feet to an iron pin set at the **POINT OF BEGINNING** for the tract herein described:

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

1. **South $33^{\circ}55'01''$ East, 825.64 feet** to an iron pin set;
2. **South $34^{\circ}11'48''$ East, 158.21 feet** to an iron pin found with Claus cap;
3. **South $24^{\circ}40'06''$ East, 196.82 feet** to an iron pin set;
4. **South $10^{\circ}30'02''$ East, 196.35 feet** to an iron pin found with Claus cap on the west line of Wells (OR 589-9900);

Thence **South $6^{\circ}20'37''$ East, 123.84 feet** along the said west line of Wells to a point in the center of Mayles Ridge Road (CR 38), passing an $5/8''$ iron rebar at 100.00 feet;

Thence along the center of Mayles Ridge Road (CR 38) the following two (2) courses:

1. **South $80^{\circ}28'45''$ West, 99.58 feet** to a point;
2. **South $78^{\circ}38'48''$ West, 30.00 feet** to a point;

Thence leaving said road and along the east line of Moore (OR 582-1380) the following five (5) courses:

1. **North $16^{\circ}17'46''$ West, 209.54 feet** to an iron pin found with a Claus cap, passing an iron pin found with a Claus cap at 30.00 feet;
2. **North $39^{\circ}38'45''$ West, 318.08 feet** to a point from which an iron pin found with a Claus cap bears South $60^{\circ}47'22''$ West, 2.47 feet;
3. **North $17^{\circ}20'16''$ West, 156.80 feet** to an iron pin set;
4. **North $69^{\circ}53'21''$ West, 426.24 feet** to an iron pin found with a Claus cap, passing an iron pin found with a Claus cap at 290.73 feet;
5. **North $34^{\circ}15'24''$ West, 375.46 feet** to an iron pin set, passing an iron pin found with a Claus cap at 200.00 feet;

Thence **North $52^{\circ}32'28''$ East, 461.66 feet** along a new line created by this survey, passing an iron pin set at 287.40 feet, to the point of beginning and containing 10.000 acres.

The remainder of Parcel D020020001101 shall be continuous and contiguous with parcel D020020001009 deeded to Wells in Volume 589, Page 990 of the Official Records of Athens County, Ohio.

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 Claus survey dated May 2006.

Subject to all Easements and Rights of Way of Record.

The above description was prepared by Donnie E. Stevens II, Ohio Registered Surveyor 8716 in September 2022.



Donnie E. Stevens II 9/27/22
Donnie E. Stevens II, PS 8716

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

SEP 29 2022

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 9/28/22

PLAT OF SURVEY
 SITUATED IN SECTION 8, TOWNSHIP 7,
 RANGE 12, BERN TOWNSHIP,
 ATHENS COUNTY, OHIO
 SURVEYED SEPTEMBER 2022

ETHRIDGE BARNES
 OR 466, PG. 931
 D020020001101

REMAINDER OF PARCEL D020020001101 SHALL
 BE CONTINUOUS AND CONTIGUOUS WITH
 PARCEL D020020001009 - WELLS (OR 589-990)

P.O.C.
 SW CORNER OF SE
 1/4 OF NW 1/4 OF
 SECTION 8

S 36°52'50" E
 49.47'

P.O.B.

N 52°32'28" E 461.66'
 +287.40'

10.000 ACRES
 Out of Parcel D020020001101

ETHRIDGE BARNES
 OR 466, PG. 931
 D020020001101

WELLS
 OR 589, PG. 990
 D020020001009

MOORE
 OR 582, PG. 1380

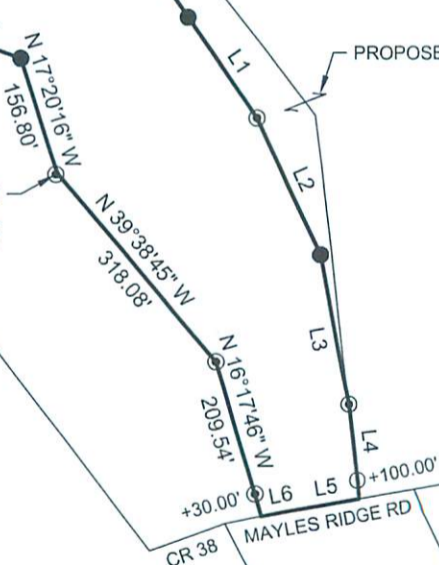
N 34°15'24" W +200.00'
 375.46'

N 69°53'21" W +290.73'
 426.24'

S 33°35'01" E 825.64'

IRON PIN FOUND
 BEARS S 60°47'22" W,
 2.47' FROM CORNER

PROPOSED



Line Table		
Line #	Bearing	Length
L1	S34°11'48"E	158.21'
L2	S24°40'06"E	196.82'
L3	S10°30'02"E	196.35'
L4	S06°20'37"E	123.84'
L5	S80°28'45"W	99.58'
L6	S78°38'48"W	30.00'

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: Donnie E. Stevens II
 DATE: 9/28/22

SHAFER
 OR 461, PG. 426



0 125 250
 SCALE IN FEET
 1" = 250'

BASIS OF BEARING
 BEARINGS ARE BASED ON CLAUS
 SURVEY DATED MAY 2006.

- REFERENCES**
- DEEDS OF RECORD
 - TAX MAPS
 - CLAUS SURVEY DATED MAY 2006

- LEGEND**
- ▲ MAG NAIL FOUND
 - ▲ MAG NAIL SET
 - ⊠ NOTCHED STONE FOUND
 - IRON PIN FOUND - 5/8" REBAR
 - ⊙ IRON PIN FOUND w/"CLAUS 6456" 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



Donnie E. Stevens II
 DONNIE E. STEVENS II, PS 8716
 9/27/22
 DATE