

Description of a 0.403 Acre Tract

Situated in Columbus and Hocking Coal and Iron Company's First Addition in the Village of Buchtel, Section 6, Township 12, Range 15, York Township, Athens County, Ohio, being part of Parcel number P020010001601 (vacated portion of Crawford Street), part of Parcel numbers P020010001700 and P020010001800 (part of Lot 270), and all of Parcel numbers P020010001500 (Lot 267) and P020010001600 (Lot 268) deeded to Pierce in Volume 620, Page 958 of the Official Records of Athens County, Ohio, also being all of Parcel number P020010001802 (vacated portion of Crawford Street) and all of Parcel number P020010001801 (part of Lot 269 and Lot 270) deeded to Pierce in Volume 620, Page 954 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

COMMENCING at an iron pin set at the southeast corner of Lot 268 in the Village of Buchtel and said iron pin being the **POINT OF BEGINNING** for the tract herein described:

Thence **North 4°23'24" East, 186.16 feet** along the east line of Lot 268 to an iron pin set in the center of Crawford Street;

Thence **South 86°16'02" East, 86.91 feet** along the center line of Crawford Street (vacated in Ordinance 2004-02 recorded in OR 365-1383) to an iron pin set;

Thence **South 00°47'23" East, 182.76 feet** along the west line of Allen (OR 295-832) to a point on the north line of Marietta Avenue (60' wide), passing a 5/8" rebar found at 19.62 feet and an iron pin found with a Highland cap at 182.46 feet;

Thence **North 88°27'33" West, 103.53 feet** along the north line of Marietta Avenue (60' wide) and the south lines of Lots 270 and 269, passing a 5/8" rebar found at 20.00 feet, to the point of beginning and containing 0.403 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.

The above description was prepared by Donnie E. Stevens II, Ohio Registered Surveyor 8716 in May 2025.

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

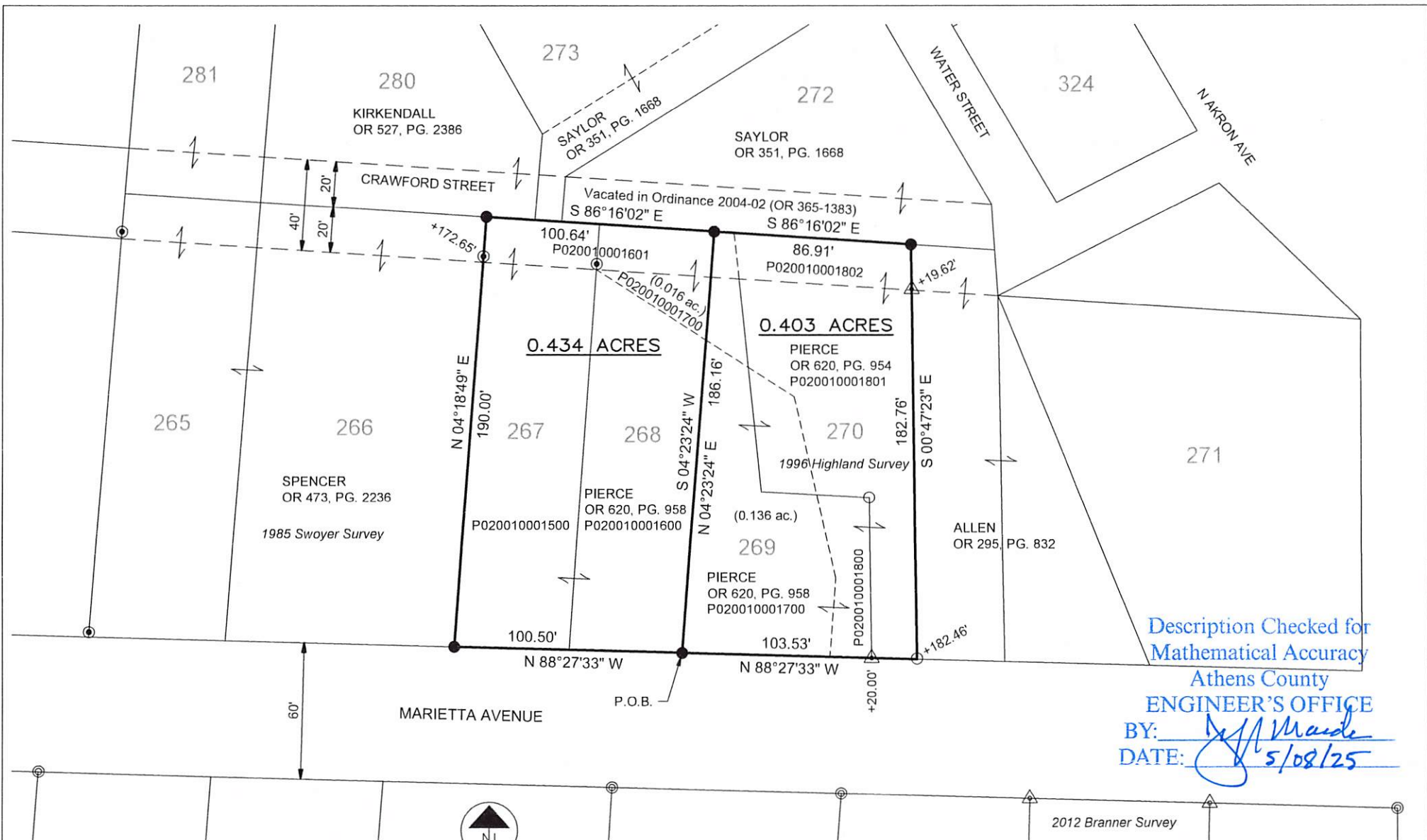
MAY 09 2025

Jill Davidson
Athens County Auditor



Donnie E. Stevens II 5/5/25
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: *Jill Marden*
DATE: *5/08/25*



Description Checked for
Mathematical Accuracy

Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: *5/08/25*



0 30 60
SCALE IN FEET
1" = 60'

REFERENCES

- DEEDS OF RECORD
- TAX MAPS
- PREVIOUS SURVEYS
- PLAT OF COLUMBUS & HOCKING COAL & IRON CO'S FIRST ADDITION TO BUCHTEL ENV 145A
- PLAT OF VILLAGE OF BUCHTEL ENV 163A

BASIS OF BEARING

BEARINGS ARE STATE PLANE GRID
NAD83, OHIO SOUTH ZONE.

LEGEND

- ⊙ IRON PIPE FOUND
- △ IRON PIN FOUND - 5/8" REBAR
- IRON PIN FOUND w/HIGHLAND CAP
- IRON PIN FOUND w/SWOYER CAP
- 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"

PLAT OF SURVEY

SITUATED IN COLUMBUS AND HOCKING
COAL AND IRON COMPANY'S FIRST
ADDITION IN THE VILLAGE OF BUCHTEL,
SECTION 6, TOWNSHIP 12, RANGE 15,
YORK TOWNSHIP, ATHENS COUNTY, OHIO
SURVEYED MAY 2025

STEVENS SURVEYING LLC

17163 JOY RD
CHESTERHILL, OHIO 43728
740-541-1995

stevenssurveyingllc@gmail.com

DONNIE E. STEVENS II, PS 8716

DATE

Description of a 0.434 Acre Tract

Situated in Columbus and Hocking Coal and Iron Company's First Addition in the Village of Buchtel, Section 6, Township 12, Range 15, York Township, Athens County, Ohio, being part of Parcel number P020010001601 (vacated portion of Crawford Street), part of Parcel number P020010001700 (part of Lot 270), and all of Parcel numbers P020010001500 (Lot 267) and P020010001600 (Lot 268) deeded to Pierce in Volume 620, Page 958 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

COMMENCING at an iron pin set at the southeast corner of Lot 268 in the Village of Buchtel and said iron pin being the **POINT OF BEGINNING** for the tract herein described:

Thence **North 88°27'33" West, 100.50 feet** along the north line of Marietta Avenue (60' wide) and the south lines of Lots 268 and 267 to an iron pin set at the southwest corner of Lot 267;

Thence **North 4°18'49" East, 190.00 feet** along the east line of Lot 266 to an iron pin set in the center of Crawford Street, passing an iron pin found with a Swoyer cap at 172.65 feet;

Thence **South 86°16'02" East, 100.64 feet** along the center line of Crawford Street (vacated in Ordinance 2004-02 recorded in OR 365-1383) to an iron pin set;

Thence **South 4°23'24" West, 186.16 feet** along the east line of Lot 268 to the point of beginning and containing 0.434 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.

The above description was prepared by Donnie E. Stevens II, Ohio Registered Surveyor 8716 in May 2025.



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

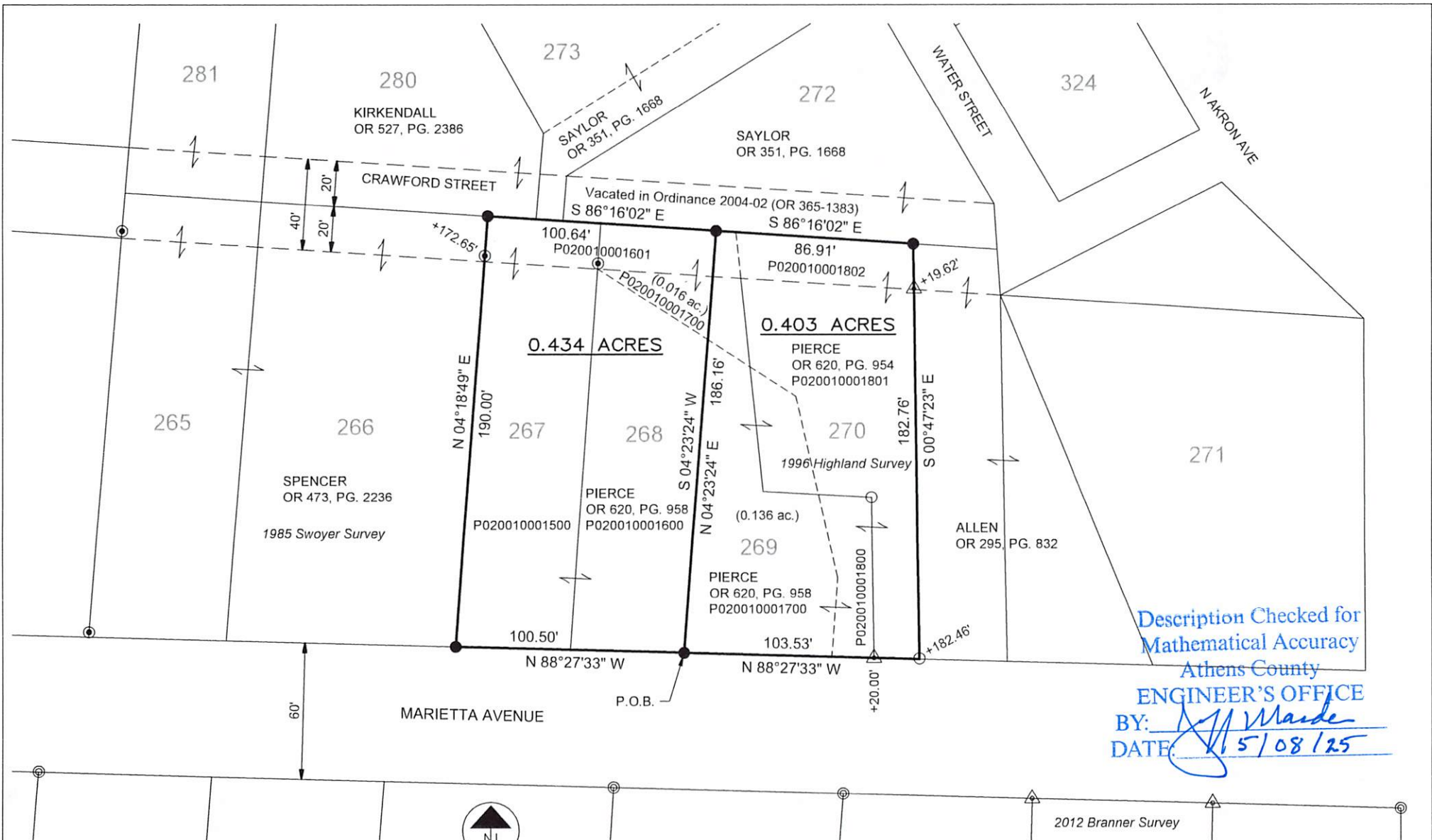
MAY 09 2025

Jill Davidson
Athens County Auditor

Donnie E. Stevens II 5/5/25

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: *5/08/25*



Description Checked for
Mathematical Accuracy

Athens County

ENGINEER'S OFFICE

BY: *[Signature]*
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0 30 60
SCALE IN FEET
1" = 60'

REFERENCES

- DEEDS OF RECORD
- TAX MAPS
- PREVIOUS SURVEYS
- PLAT OF COLUMBUS & HOCKING COAL & IRON CO.'S FIRST ADDITION TO BUCHTEL ENV 145A
- PLAT OF VILLAGE OF BUCHTEL ENV 163A

BASIS OF BEARING

BEARINGS ARE STATE PLANE GRID
NAD83, OHIO SOUTH ZONE.

LEGEND

- ⊙ IRON PIPE FOUND
- △ IRON PIN FOUND - 5/8" REBAR
- IRON PIN FOUND w/HIGHLAND CAP
- ⊙ IRON PIN FOUND w/SWOYER CAP
- 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"

PLAT OF SURVEY

SITUATED IN COLUMBUS AND HOCKING
COAL AND IRON COMPANY'S FIRST
ADDITION IN THE VILLAGE OF BUCHTEL,
SECTION 6, TOWNSHIP 12, RANGE 15,
YORK TOWNSHIP, ATHENS COUNTY, OHIO
SURVEYED MAY 2025

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DONNIE E. STEVENS II, PS 8716

DATE