

Description of a 0.207 Acre Tract

Situated in O.D. Jackson's Addition to Sedalia (now Glouster) and in Fractional lot 2, Section 15, Township 11, Range 14, Trimble Township, Athens County, Ohio, being all of Parcel numbers M040150000700, M040150000800, and M040150000900 as described in Volume 551, Page 2164 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

COMMENCING at the northwest corner of Lot 343 in O.D. Jackson's Addition to Sedalia; thence South 23°00'25" West, 50.18 feet along the east line of an alley and the west line of Vore (OR 183-826) to a mag nail set and said mag nail being the **POINT OF BEGINNING** for the tract herein described:

Thence **South 66°59'35" East, 69.49 feet** along a common boundary line to Vore (OR 183-826) and McClelland (OR 267-593) to a point, passing an iron pin set at 60.00 feet;

Thence **South 23°00'25" West, 60.32 feet** along common boundary line to McClelland (OR 267-593) to an iron pin set;

Thence **South 66°59'35" East, 39.71 feet** along the south line of said McClelland tract to an iron pin set on the west line of Craddock (OR 551-2160);

Thence **South 23°00'25" West, 44.34 feet** along the west line of said Craddock tract to an iron pin set;

Thence **North 66°50'57" West, 109.20 feet** along the north line of Drake (OR 38-654) to an iron pin set on the east line of an alley, passing a 5/8 inch rebar at 52.26 feet;

Thence **North 23°00'25" East, 104.39 feet** along the east line of said alley to the point of beginning and containing 0.207 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 to an assumed meridian and are for angular determination only.

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 February 2022.

The purpose of this description is to consolidate Athens County Auditor's PID numbers M040150000700, M040150000800, and M040150000900.



Donnie E. Stevens II, PS 8716

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

FEB 24 2022

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY:
DATE: 2/23/22

Description of a 0.364 Acre Tract

Situated in O.D. Jackson's Addition to Sedalia (now Gloucester) and in Fractional lot 2, Section 15, Township 11, Range 14, Trimble Township, Athens County, Ohio, being all of Parcel numbers M040150000600 and ~~M040010013006~~ ^{SED} M040010013006 as described in Volume 551, Page 2160 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

COMMENCING at the northwest corner of Lot 343 in O.D. Jackson's Addition to Sedalia; thence South 23°00'25" West, 154.57 feet along the east line of an alley and the west lines of Vore (OR 183-826) and Craddock (OR 551-2164) to an iron pin set, passing a mag nail set at 50.18 feet; thence South 66°50'57" East, 109.20 feet along the south line of said Craddock tract to an iron pin set and said iron pin being the **POINT OF BEGINNING** for the tract herein described:

Thence **North 23°00'25" East, 71.61 feet** along a common boundary line to Craddock (OR 551-2164) and McClelland (OR 267-593) to an iron pin set, passing an iron pin set at 44.34 feet;

Thence **South 64°39'45" East, 105.15 feet** along the south line of Morris (DB 300-128) to an iron pin set on the west line of Locust Street;

Thence **South 11°15'33" West, 122.95 feet** along the west line of Locust Street to an iron pin found with Bowman cap at the intersection of the north line of Allen Street and the west line of Locust Street;

Thence **North 75°38'24" West, 137.11 feet** along the north line of Allen Street to a point from which an iron pipe found (bent) bears North 49°43'02" West, 2.89 feet;

Thence **North 27°14'26" East, 73.86 feet** along the east line of Drake (OR 38-654) to the point of beginning and containing 0.364 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 to an assumed meridian and are for angular determination only.

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 February 2022.

The purpose of this description is to consolidate Athens County Auditor's PID numbers M040150000600 and ~~M040150013006~~

~~SED~~ M040010013006.



A handwritten signature in blue ink that reads "Donnie E. Stevens II".

Donnie E. Stevens II, PS 8716

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY:
DATE: 2/23/22

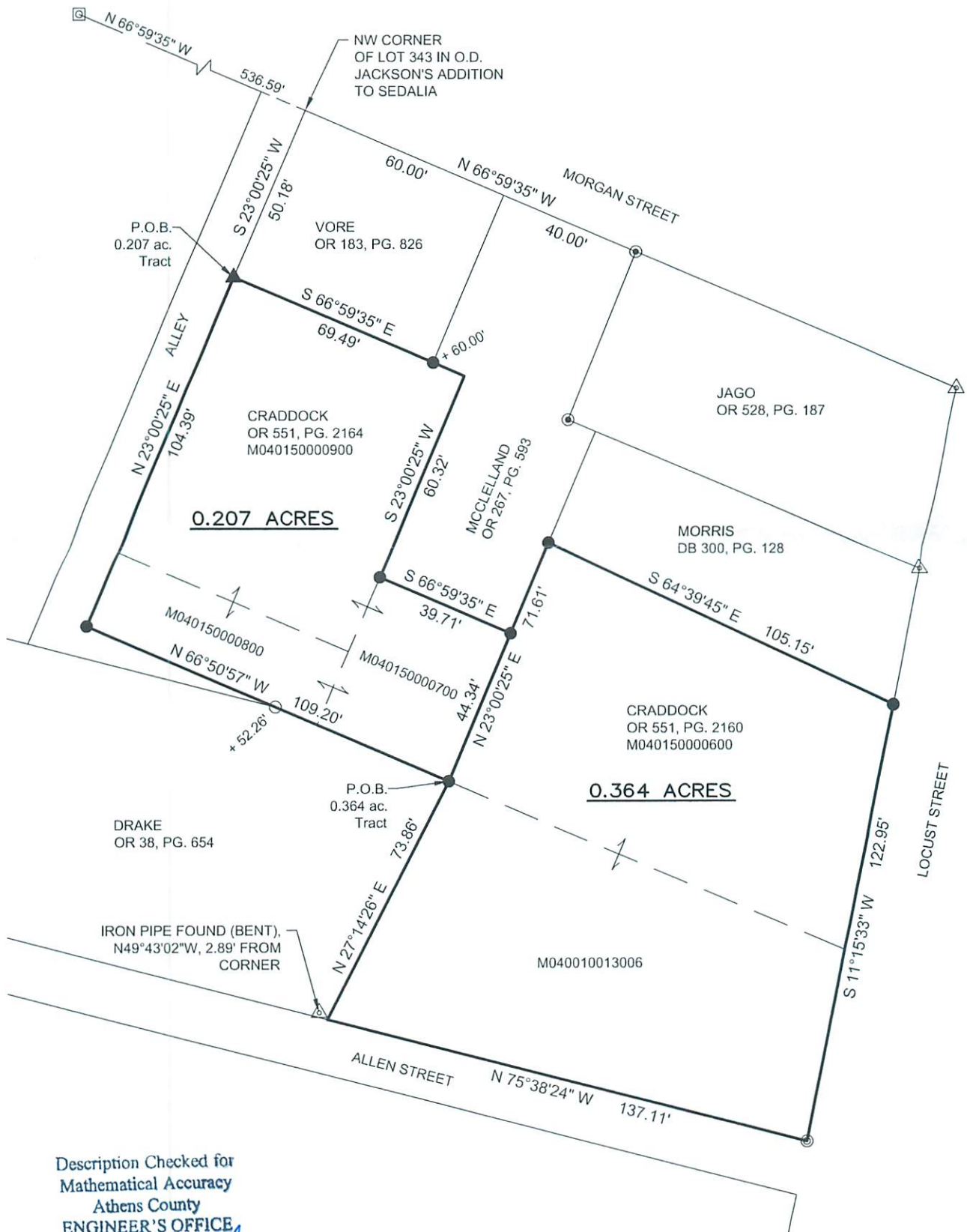
Legal Description Pre-Approval
APPROVED
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FEB 24 2022

Jill Thompson
Athens County Auditor

PLAT OF SURVEY OF TWO TRACTS

SITUATED IN O.D. JACKSON'S ADDITION
TO SEDALIA (NOW GLOUSTER) AND IN
FRACTIONAL LOT 2, SECTION 15,
TOWNSHIP 11, RANGE 14, TRIMBLE
TOWNSHIP, ATHENS COUNTY, OHIO
SURVEYED FEBRUARY 2022



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: [Signature]
DATE: 2/23/22



BASIS OF BEARING
BEARINGS ARE TO AN ASSUMED
MERIDIAN AND ARE FOR ANGULAR
DETERMINATION ONLY

REFERENCES
-DEEDS OF RECORD
-TAX MAPS
-PLAT OF O.D. JACKSON'S ADDITION
TO SEDALIA - ENV 114B
-PREVIOUS SURVEYS ON FILE AT
ATHENS COUNTY ENGINEER'S OFFICE

- LEGEND
- ▲ IRON PIPE FOUND
 - ▲ MAG NAIL SET
 - 5/8" REBAR FOUND
 - ⊠ IRON PIN FOUND w/HIGHLAND CAP
 - ⊙ IRON PIN FOUND w/BOWMAN CAP
 - ⊙ IRON PIN FOUND w/NEWMAN CAP
 - 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"



[Signature] 2/22/22
DONNIE E. STEVENS II, PS 8716 DATE

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