

Description of a 47.517 Acre Tract

Situated in Section 17, Town 4, Range 13, Lodi Township, Athens County, State of Ohio, being all of Parcel J010010062201 (Parcel Two) deeded to Plakias and Armstrong in Volume 569, Page 2000 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

COMMENCING at an iron pin found taken to be the Southeast corner of the Northwest quarter of Section 17 per 2009 Price survey; thence North 87°03'07" West, 598.55 feet along the south line of James (OR 443-2503) to an iron pin found with Price cap at the **POINT OF BEGINNING** for the tract herein described:

Thence **North 87°03'07" West, 755.50 feet** along the north line of Macrostie (OR 492-416) to an iron pin set;

Thence **North 3°03'18" East, 2,213.48 feet** along the east line of Norman (OR 522-2354) to an iron pin found in the center of Coolville Ridge Rd (CR 75);

Thence along the center of Coolville Ridge Rd (CR 75) the following ten (10) courses:

1. **South 62°51'40" East, 111.22 feet** to a point;
2. **North 81°01'50" East, 255.17 feet** to a point;
3. **South 44°09'46" East, 118.66 feet** to an iron pin found at the intersection of Coolville Ridge Rd (CR 75) and Carsey Rd (TR 97);
4. **South 21°48'47" East, 153.81 feet** to a point;
5. **South 24°46'29" East, 101.36 feet** to a point;
6. **South 35°19'00" East, 99.16 feet** to a point;
7. **South 88°44'57" East, 95.82 feet** to a point;
8. **North 78°50'16" East, 325.41 feet** to a point;
9. **South 80°47'38" East, 87.04 feet** to a point;
10. **South 67°06'47" East, 67.45 feet** to a point;

Thence leaving said road **South 4°03'30" West, 228.80 feet** along the west line of Cain (OR 381-181) to an iron pin found with a Swoyer cap, passing an iron pin found with a Swoyer cap at 23.87 feet;

Thence along the west line of James (OR 443-2503) the following six (6) courses:

1. **South 19°08'24" West, 300.75 feet** to an iron pin found with a Price cap;
2. **South 33°58'05" East, 365.89 feet** to an iron pin found with a Price cap;
3. **South 44°48'40" West, 428.61 feet** to an iron pin found with a Price cap;
4. **South 46°01'47" West, 352.12 feet** to an iron pin found with a Price cap;
5. **South 9°12'21" West, 238.91 feet** to an iron pin found with a Price cap;
6. **South 2°55'02" West, 258.27 feet**, passing an iron pin found with a Price cap at 165.53 feet, to the point of beginning and containing 47.517 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.

Also including a 14 feet wide ingress/egress easement for oil well and cabin as reserved from an adjacent parcel recorded in Volume 443, Page 2503 of the Official Records of Athens County, Ohio.

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 July 2022.

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

JUL 27 2022

Jill Thompson
Athens County Auditor



Donnie E. Stevens II 7/25/22
Donnie E. Stevens II, PS 8716

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 7/26/22

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

BASIS OF BEARING
 BEARINGS ARE STATE PLAN GRID
 NAD83, OHIO SOUTH ZONE.

SCALE IN FEET
 1" = 250'
 0 125 250



REFERENCES
 -DEEDS OF RECORD
 -TAX MAPS
 -PREVIOUS SURVEYS

- LEGEND
- ▲ MAG NAIL FOUND
 - ▼ MAG NAIL SET
 - IRON PIN FOUND - 5/8" REBAR
 - IRON PIN FOUND w/SWOYER CAP
 - ⊙ IRON PIN FOUND w/"PRICE PS8362" CAP
 - 5/8"x30" REBAR SET WITH PLASTIC
 - ID CAP STAMPED "STEVENS PS 8716"



DATE 7/25/22
 DONNIE E. STEVENS II, PS 8716

Donnie E. Stevens II

BY: *Mark*
 ENGINEER'S OFFICE
 Athens County
 Mathematical Accuracy

DATE: 7/26/22

Description Checked for

MACROSTIE
 OR 492, PG. 416

P.O.B.
 N 458426.3410
 E 2108241.1750

P.O.C.
 SE CORNER OF NW
 1/4 OF SECTION 17
 PER 2009 PRICE
 SURVEY

Line #	Bearing	Length
L1	S62°51'40"E	111.22'
L2	N81°01'50"E	255.17'
L3	S44°09'46"E	118.66'
L4	S21°48'47"E	153.81'
L5	S24°46'29"E	101.36'
L6	S35°19'00"E	99.16'
L7	S88°44'57"E	95.82'
L8	N78°50'16"E	325.41'
L9	S80°47'38"E	87.04'
L10	S67°06'47"E	67.45'

47.517 ACRES
 PLAKIAS & ARMSTRONG
 OR 569, PG. 2000
 "PARCEL TWO"
 J010010062201

N 03°03'18" E 2,213.48'

NORMAN
 OR 522, PG. 2354

PLAT OF SURVEY
 SITUATED IN SECTION 17, TOWNSHIP 4,
 RANGE 13, LODI TOWNSHIP,
 ATHENS COUNTY, OHIO
 SURVEYED JULY 2022

WILSON
 OR 585, PG. 73

PLAKIAS & ARMSTRONG
 OR 569, PG. 2000
 "PARCEL ONE"

JAMES
 OR 479, PG. 619

CAIN
 OR 381, PG. 181

