

Description of a 0.500 Acre Tract

Situated in Section 13, Town 6, Range 12, Rome Township, Athens County, State of Ohio, being part of Parcel K010010048402 deeded to Weiss in Volume 582, Page 2262 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

COMMENCING at a notched stone found at the Southeast corner of Section 13; thence North 87°43'24" West, 1,681.28 feet along the south line of Section 13 to an iron pin set and said iron pin being the **POINT OF BEGINNING** of the tract herein described:

Thence **North 87°43'24" West, 81.23 feet** along the south line of Section 13 and the north line of Weiss (OR 627-2196) to 3/4" rebar found;

Thence **North 15°47'04" West, 266.44 feet** along the east line of Fritz (OR 583-2588) to a point in Bethany Ridge Rd (CR53), passing an iron pipe found at 246.50 feet;

Thence **North 69°45'02" East, 77.46 feet** along said road to a point;

Thence **South 15°47'04" East, 297.65 feet** along a new line created by this survey, passing an iron pin set at 23.00 feet, to the point of beginning and containing 0.500 acres.

The above described 0.500 acre parcel is to be continuous and contiguous with Fritz (OR 583, PG. 2588 Parcel K010010048700).

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 October 2025.



Donnie E. Stevens II 10/24/25
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

NOV 05 2025

Jill Davidson
Athens County Auditor

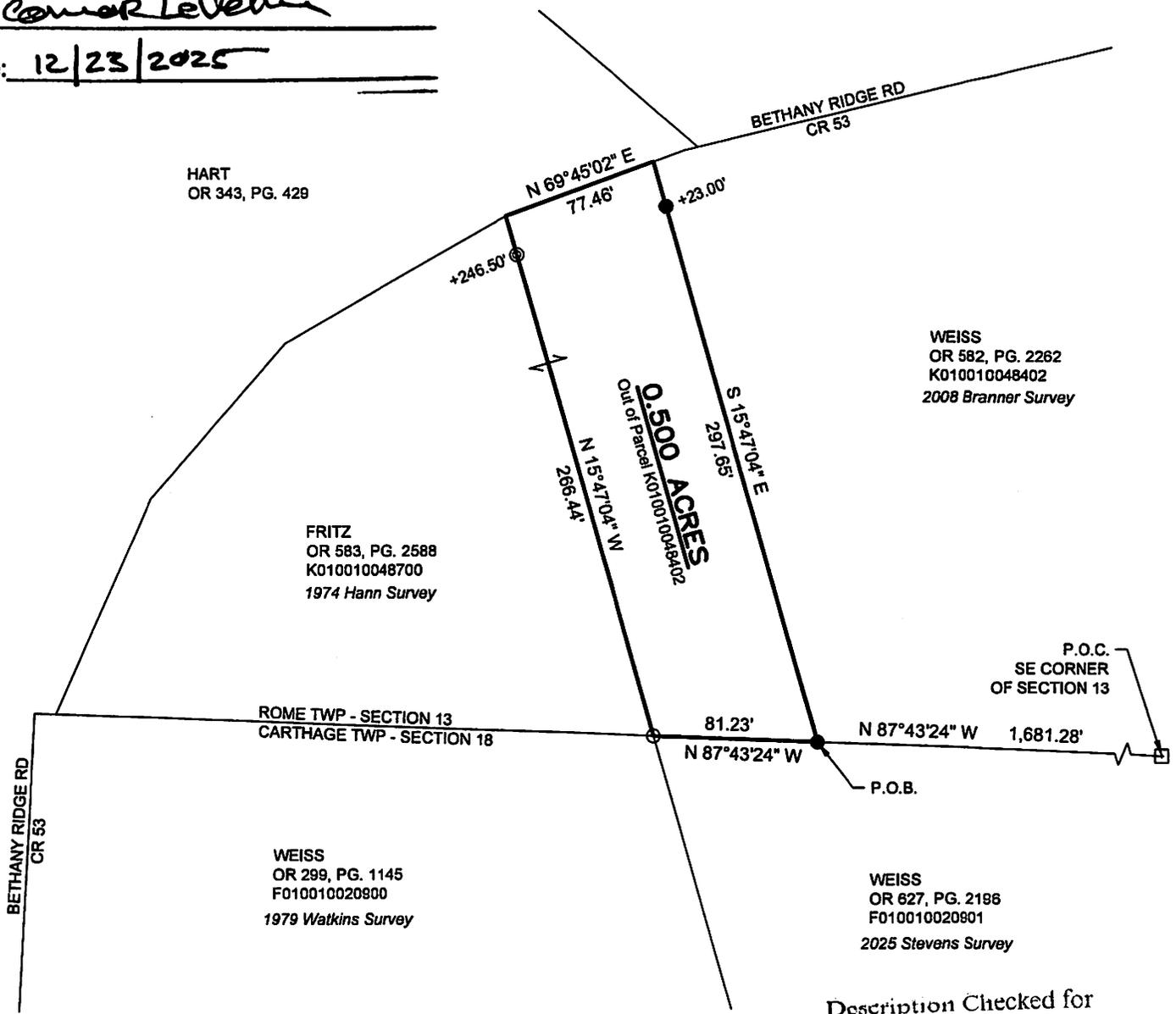
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *J. Maiden*
DATE: *11/03/25*

Not to be used as a separate building site or transferred as an independent parcel without planning commission approval.

PLAT OF SURVEY
SITUATED IN SECTION 13, TOWN 6,
RANGE 12, ROME TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED OCTOBER 2025

By: Connor LeVelle

Date: 12/23/2025



HART
OR 343, PG. 429

FRITZ
OR 583, PG. 2588
K010010048700
1974 Hann Survey

WEISS
OR 582, PG. 2262
K010010048402
2008 Branner Survey

WEISS
OR 299, PG. 1145
F010010020900
1979 Watkins Survey

WEISS
OR 627, PG. 2196
F010010020901
2025 Stevens Survey

P.O.C.
SE CORNER
OF SECTION 13

P.O.B.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Donnie E. Stevens II
DATE: 11/03/25



Donnie E. Stevens II
DONNIE E. STEVENS II, PS 8716
10/24/25
DATE

NOTE
THE 0.500 ACRE PARCEL SHALL BE CONTINUOUS AND CONTIGUOUS WITH PARCEL K010010048700 TO THE WEST.

REFERENCES
-DEEDS OF RECORD
-TAX MAPS
-PREVIOUS SURVEYS

LEGEND
☐ STONE FOUND
⊙ IRON PIPE FOUND
○ IRON PIN FOUND - 3/4" REBAR
⊙ IRON PIN FOUND w/BRANNER CAP
● 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"



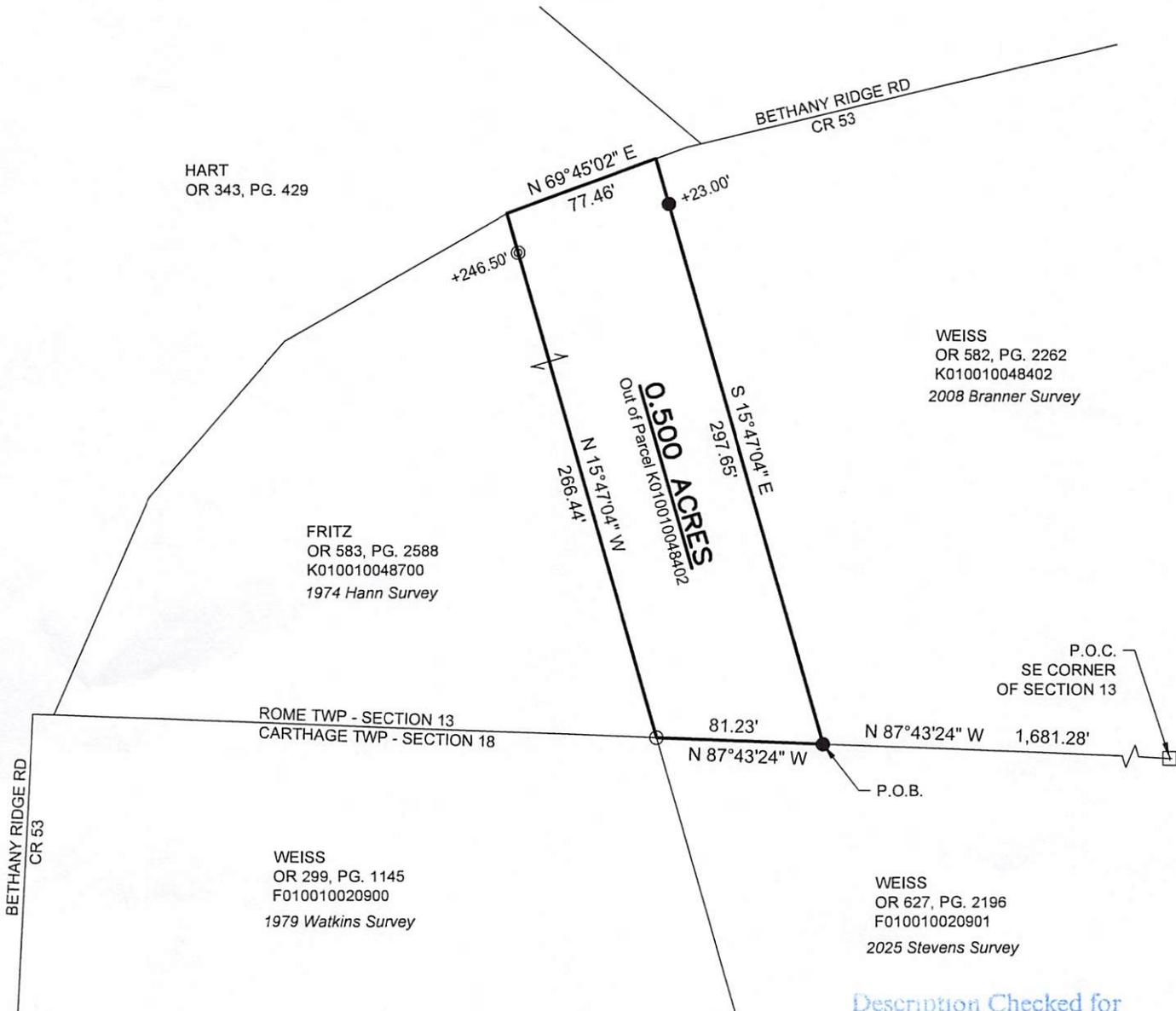
0 40 80
SCALE IN FEET
1" = 80'

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

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

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SITUATED IN SECTION 13, TOWN 6,
RANGE 12, ROME TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED OCTOBER 2025



HART
OR 343, PG. 429

WEISS
OR 582, PG. 2262
K010010048402
2008 Branner Survey

FRITZ
OR 583, PG. 2588
K010010048700
1974 Hann Survey

ROME TWP - SECTION 13
CARTHAGE TWP - SECTION 18

P.O.C.
SE CORNER
OF SECTION 13

WEISS
OR 299, PG. 1145
F010010020900
1979 Watkins Survey

WEISS
OR 627, PG. 2196
F010010020901
2025 Stevens Survey

Description Checked for
Mathematical Accuracy

Athens County

ENGINEER'S OFFICE

BY: *Donnie E. Stevens II*
DATE: *11/03/25*

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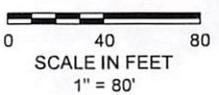
- DEEDS OF RECORD
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LEGEND

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- 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"



Donnie E. Stevens II
DONNIE E. STEVENS II, PS 8716
10/24/25
DATE



BASIS OF BEARING

BEARINGS ARE STATE PLANE GRID NAD83, OHIO SOUTH ZONE.

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