

Description of a 47.189 Acre Tract

Situated in Section 16, Town 6, Range 12, Rome Township, Athens County, State of Ohio, being part of Parcel K010010037203 deeded to Laughlin in Volume 465, Page 2088 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

COMMENCING at an iron pipe found which bears S74°53'02" W, 2,303.66 feet from the NE corner of the SE 1/4 of Section 16 (calculated per 2000 Branner survey) and said iron pipe being the **POINT OF BEGINNING** for the tract herein described:

Thence along a common boundary to Wilson (OR 341-2617) the following six (6) courses:

1. **South 52°11'48" East, 728.49 feet** to an iron pipe found, passing an iron pin found at 557.27 feet;
2. **South 66°43'14" East, 181.09 feet** to an iron pipe found;
3. **South 61°50'39" East, 232.21 feet** to an iron pin found;
4. **South 50°09'27" East, 440.78 feet** to an iron pipe found;
5. **South 63°20'45" East, 340.34 feet** to an iron pin set;
6. **South 68°23'45" East, 217.02 feet** to a point in Haga Ridge Rd (TR 191), passing an iron pin set at 194.53 feet;

Thence along Haga Ridge Rd (TR 191) the following two (2) courses:

1. **South 23°34'38" West, 45.92 feet** to a point;
2. **South 6°55'31" West, 144.85 feet** to a point;

Thence along a common boundary to Young (DB 353-641) the following four (4) courses:

1. **South 64°30'10" West, 419.78 feet** to an iron pipe found, passing an iron pin found at 30.07 feet;
2. **South 1°52'48" East, 128.03 feet** to an iron pipe found (under a tree root);
3. **South 18°50'51" East, 103.46 feet** to an iron pin found (bent);
4. **South 77°09'14" East, 224.13 feet** to a point in Haga Ridge Rd (TR 191), passing an iron pipe found at 212.39 feet;

Thence along Haga Ridge Rd (TR 191) the following three (3) courses:

3. **South 9°52'44" West, 43.00 feet** to a point;
4. **South 3°35'26" West, 310.16 feet** to a point;
5. **South 19°32'25" West, 55.58 feet** to a mag nail set;

Thence leaving said road **North 87°52'21" West, 798.02 feet** along the north line of Goode (OR 583-2311) to a point in Beebe Rd (CR 109), passing iron pins set at 21.21 feet and 736.02 feet;

Thence along Beebe Rd (CR 109) the following eight (8) courses:

1. **North 52°20'07" West, 136.55 feet** to a point;
2. **North 40°02'37" West, 108.21 feet** to a point;
3. **North 29°27'21" West, 130.14 feet** to a point;
4. **North 17°52'23" West, 158.01 feet** to a point;
5. **North 16°43'06" West, 205.97 feet** to a point;
6. **North 25°10'00" West, 125.54 feet** to a point;
7. **North 21°51'10" West, 133.15 feet** to a point;
8. **North 14°45'32" West, 54.96 feet** to a point;

Thence leaving said road and along new lines created by this survey the following three (3) courses:

1. **North 62°26'28" East, 411.77 feet** to an iron pin set, passing an iron pin set at 42.92 feet;
2. **North 26°09'09" West, 482.81 feet** to an iron pin set;
3. **South 64°59'12" West, 561.10 feet** to a point in SR 329, passing an iron pin set at 462.87 feet;

Thence along SR 329 the following five (5) courses:

1. **North 19°35'19" West, 110.14 feet** to a point;
2. **North 33°07'45" West, 82.98 feet** to a point;
3. **North 39°18'17" West, 341.64 feet** to a point;
4. **North 43°43'24" West, 226.84 feet** to a point;
5. **North 44°43'51" West, 226.05 feet** to a point;

Thence leaving said road **North 81°48'23" East, 654.26 feet** along the south line of Wilson (DB 370-318), passing an iron pin set at 26.61 feet, to the point of beginning and containing 47.246 acres, excepting Toppers Plains Chester Water parcel (OR 372-702) K010010037201 (0.0574ac) for a **Total of acreage of 47.189 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.

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 November 2024.

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

NOV 26 2024

Jill Davidson
Athens County Auditor



Donnie E. Stevens 11/19/24
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 Maiden*
DATE: 11/26/24

PLAT OF SURVEY

SITUATED IN SECTION 16, TOWNSHIP 6,
RANGE 12, ROME TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED NOVEMBER 2024

Line Table		
Line #	Bearing	Length
L1	S23°34'38"W	45.92'
L2	S06°55'31"W	144.85'
L3	S01°52'48"E	128.03'
L4	S18°50'51"E	103.46'
L5	S09°52'44"W	43.00'
L6	S03°35'26"W	310.16'
L7	S19°32'25"W	55.58'
L8	N52°20'07"W	136.55'
L9	N40°02'37"W	108.21'
L10	N29°27'21"W	130.14'
L11	N17°52'23"W	158.01'
L12	N16°43'06"W	205.97'
L13	N25°10'00"W	125.54'
L14	N21°51'10"W	133.15'
L15	N14°45'32"W	54.96'
L16	N23°11'01"W	212.02'
L17	N44°40'32"W	149.80'
L18	N82°33'02"W	145.03'
L19	N19°35'19"W	70.49'
L20	N19°35'19"W	110.14'
L21	N33°07'45"W	82.98'

