

Description of an existing 1.790 Acre Tract

Situated in Section 17, Town 6, Range 12, Rome Township, Athens County, State of Ohio, being all of Parcel K010010032900 deeded to Butcher in Volume 599, Page 2620 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

BEGINNING at a point in Federal Creek which bears South 68°28'43" East, 2,773.18 feet from the NW corner of Section 17 (Calculated per 2006 Claus survey):

Thence **South 20°29'12" East, 420.23 feet** along said creek and the west line of Martin (OR 604-2500) to a point;

Thence leaving said creek **North 89°54'49" West, 308.00 feet** along the north line of Walker (OR 551-411) to a point in SR 329, passing iron pins found with a Claus cap at 37.00 feet and 242.61 feet;

Thence **North 86°22'44" West, 86.29 feet** along a common boundary line to Croston (OR 597-1778) to a point located 84.00 feet left of SR329 Station 313+43.55, passing through an ODOT Concrete Monument at 69.00 feet;

Thence **North 32°30'08" East, 459.75 feet** along the south line of Hayes (OR 470-1366), passing iron pins set at 213.69 feet (located at 50.00 feet right of SR 329 Station 315+10.00) and 389.21 feet, to the point of beginning and containing 1.790 acres of which 0.324 acres are within the SR 329 right of way.

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 based on ATH-329-5.32-7.56 R/W Plans with reference to the tangent section shown of N6°20'00"W on the attached plat.

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 2023.



Donnie E. Stevens II 10/17/23
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

OCT 18 2023

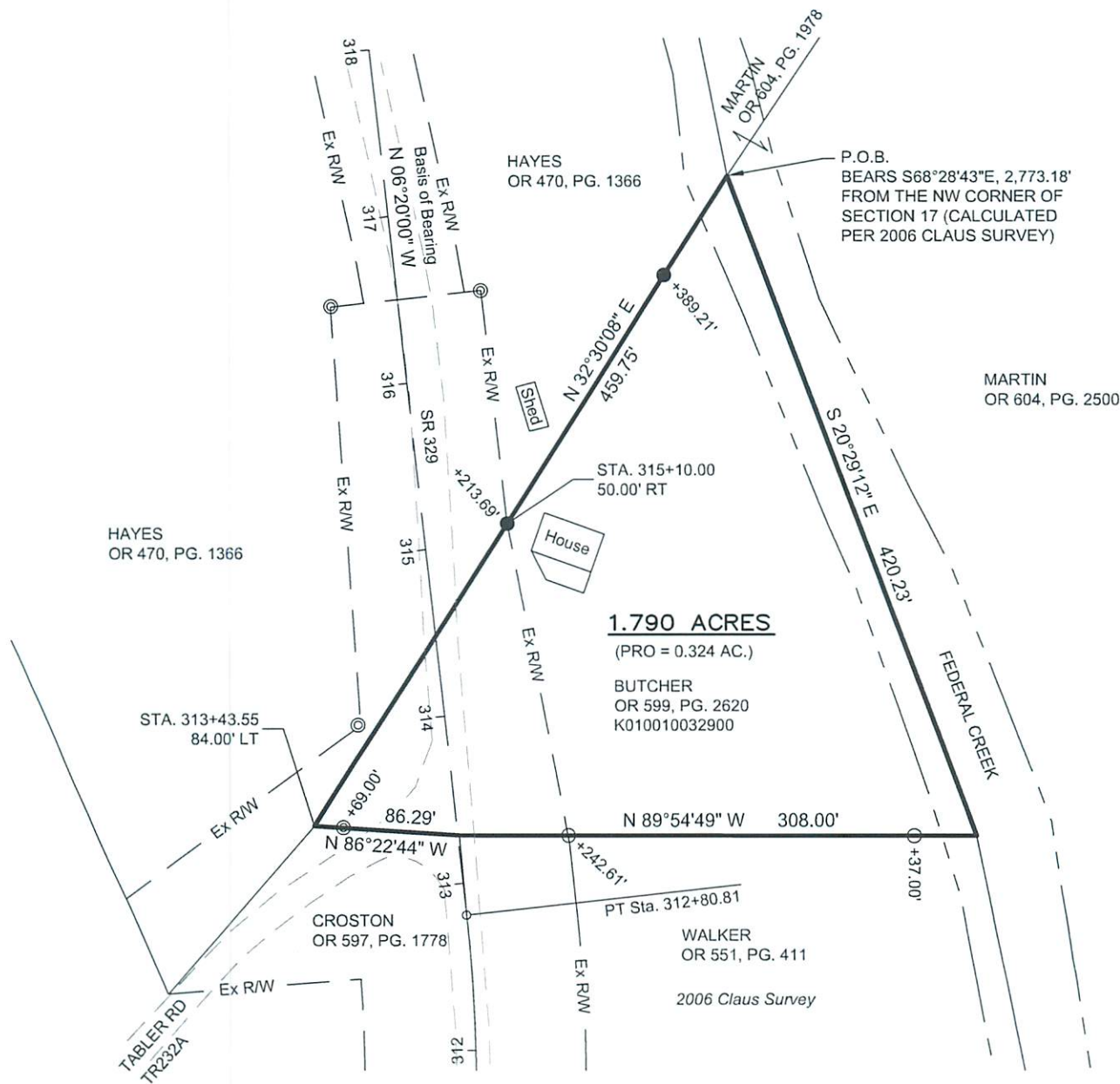
Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 10-18-23

PLAT OF SURVEY

SITUATED IN SECTION 17, TOWNSHIP 6,
RANGE 12, ROME TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED OCTOBER 2023



1.790 ACRES
(PRO = 0.324 AC.)

BUTCHER
OR 599, PG. 2620
K010010032900

WALKER
OR 551, PG. 411
2006 Claus Survey

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: *10-18-23*

- REFERENCES**
- DEEDS OF RECORD
 - TAX MAPS
 - PREVIOUS SURVEYS
 - ATH-329-5.32-7.56 R/W PLANS

- LEGEND**
- ▲ MAG NAIL FOUND
 - ▲ MAG NAIL SET
 - ⊙ ODOT CONC MONUMENT FOUND
 - IRON PIN FOUND w/CLAUS CAP
 - 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"



[Signature] 10/17/23
DONNIE E. STEVENS II, PS 8716 DATE



0 50 100
SCALE IN FEET
1" = 100'

BASIS OF BEARING

BEARINGS ARE BASED ON ODOT
ATH-329-5.32-7.56 R/W PLANS WITH
REFERENCE TO THE TANGENT SECTION
SHOWN OF N6°20'00"W.

STEVENS SURVEYING LLC
17163 JOY RD
CHESTERHILL, OHIO 43728
740-541-1995
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