

Description of an existing 2.109 Acre Tract

Situated in Section 18, Town 6, Range 12, Rome Township, Athens County, State of Ohio, being all of Athens County PID number K010010026700 described as "Parcel One" in Volume 427, Page 229 of the Official Records of Athens County and being more particularly described as follows:

BEGINNING at a point on the North-South Half Section line of Section 18 in the center of Federal Creek which bears South 67°03'55" East, 2,979.49 feet (calculated) from the Northwest Corner of Section 18;

Thence from the Point of Beginning along the center of Federal Creek and the south line of Fitch (OR 429-2182) the following five (5) courses:

1. **South 50°39'36" East, 120.87 feet** to a point;
2. **South 86°03'51" East, 206.43 feet** to a point;
3. **South 74°25'34" East, 288.87 feet** to a point;
4. **South 71°13'49" East, 263.38 feet** to a point;
5. **South 58°38'57" East, 123.10 feet** to a point;

Thence leaving Federal Creek **South 84°23'52" West, 431.12 feet** along the north line of Copperhead LLC "Parcel Two" (OR 427-229) to a 5/8" rebar found (bent), passing a 5/8" rebar found (bent) at 76.14 feet;

Thence **North 70°46'12" East, 105.53 feet** along the east line of Copperhead LLC (OR 435-2409) to a point in the center of State Route 329, passing an iron pin found with a "LPG-6344" cap at 75.53 feet;

Thence along the center of SR 329 and common boundary lines to Copperhead LLC (OR 435-2409) and Thomson (OR 569-291) the following five (5) courses:

1. **North 50°13'40" West, 51.71 feet** to a point;
2. **North 55°20'27" West, 48.84 feet** to a point;
3. **North 69°34'35" West, 196.83 feet** to a point;
4. **North 78°21'17" West, 111.50 feet** to a point;
5. **North 79°18'03" West, 232.44 feet** to a mag nail set on the North-South Half Section line of Section 18;

Thence leaving SR 329 **North 00°21'08" West, 129.27 feet** along the North-South Half Section line and east line of Abbott (OR 472-226), passing an iron pin set at 50.00 feet and a 5/8" rebar found at 62.56 feet, 0.94 feet right, to the point of beginning and containing 2.109 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 based on Gerstner survey dated February 1998 of Parcel Two as recorded in OR 427, Pg. 229.

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 May 2022.

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

JUN 01 2022

Jill Thompson
Athens County Auditor



Donnie E. Stevens II 5/31/22
Donnie E. Stevens II, PS 8716

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 6/01/22

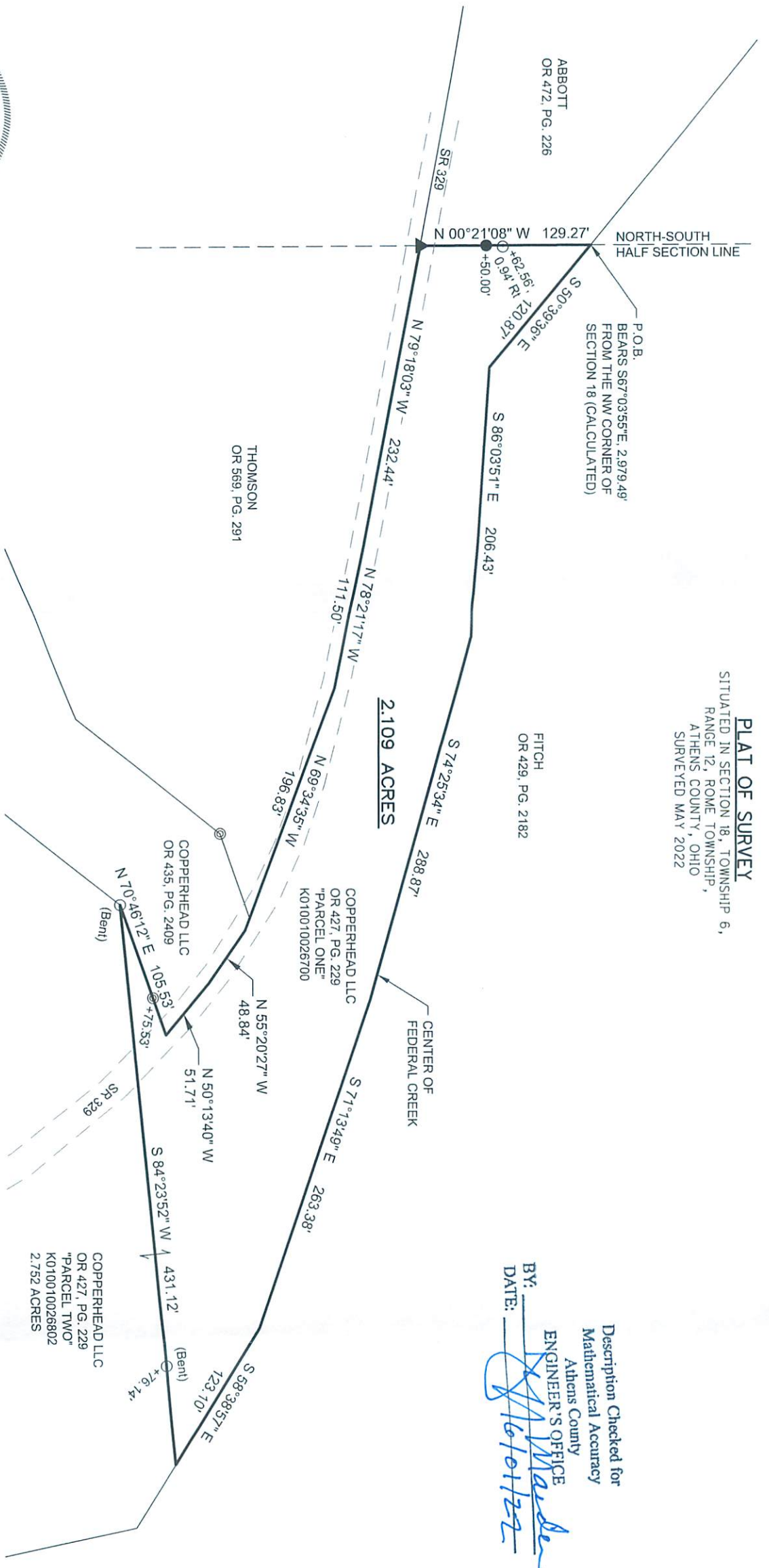
PLAT OF SURVEY
 SITUATED IN SECTION 18, TOWNSHIP 6,
 RANGE 12, ROME TOWNSHIP,
 ATHENS COUNTY, OHIO
 SURVEYED MAY 2022

P.O.B.
 BEARS S67°03'55"E, 2.979, 49'
 FROM THE NW CORNER OF
 SECTION 18 (CALCULATED)

ABBOTT
 OR 472, PG. 226

FITCH
 OR 429, PG. 2182

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
M. Made
 DATE: 5/31/22



Donnie E. Stevens II
 DONNIE E. STEVENS II, PS 8716
 DATE: 5/31/22

LEGEND

- ▲ MAG NAIL FOUND
- ▲ MAG NAIL SET
- IRON PIN FOUND - 5/8" REBAR
- ⊙ IRON PIN FOUND w/"LPG-6344" CAP
- 5/8"x30" REBAR SET WITH PLASTIC
- ID CAP STAMPED "STEVENS PS 8716"



REFERENCES
 -DEEDS OF RECORD
 -TAX MAPS
 -PREVIOUS SURVEYS

BASIS OF BEARING
 BEARINGS ARE BASED ON GERSTNER
 SURVEY DATED FEBRUARY 1998 OF
 PARCEL TWO AS RECORDED IN
 OR 427, PG. 229.

STEVENS SURVEYING LLC
 1763 JOY RD
 CHESTERHILL, OHIO 43728
 740-541-1995
 stevenssurveyingllc@gmail.com

Point	Bearing	Distance	Northing	Easting	Elevation
Database opened by owner: Tuesday, May 31, 2022 7:56 AM.					
Assigned Point					
1			5000.00000	5000.00000	
Start					
1			5000.00000	5000.00000	
Raw:	50.3936SE	120.87			
TR	S 50° 39' 36" E	120.87			
2			4923.37797	5093.48060	
Raw:	86.0351SE	206.43			
TR	S 86° 03' 51" E	206.43			
3			4909.20878	5299.42374	
Raw:	74.2534SE	288.87			
TR	S 74° 25' 34" E	288.87			
4			4831.65271	5577.68788	
Raw:	71.1349SE	263.38			
TR	S 71° 13' 49" E	263.38			
5			4746.90614	5827.06119	
Raw:	58.3857SE	123.10			
TR	S 58° 38' 57" E	123.10			
6			4682.86004	5932.18829	
Raw:	84.2352SW	431.12			
TR	S 84° 23' 52" W	431.12			
7			4640.77346	5503.12748	
Raw:	70.4612NE	105.53			
TR	N 70° 46' 12" E	105.53			
8			4675.53094	5602.76934	
Raw:	50.1340NW	51.71			
TR	N 50° 13' 40" W	51.71			
9			4708.61174	5563.02535	
Raw:	55.2027NW	48.84			
TR	N 55° 20' 27" W	48.84			
10			4736.38673	5522.85203	
Raw:	69.3435NW	196.83			
TR	N 69° 34' 35" W	196.83			
11			4805.07219	5338.39511	
Raw:	78.2117NW	111.50			
TR	N 78° 21' 17" W	111.50			
12			4827.57868	5229.19022	
Raw:	79.1803NW	232.44			
TR	N 79° 18' 03" W	232.44			
13			4870.73171	5000.79107	
Raw:	00.2108NW	129.27			
TR	N 0° 21' 08" W	129.27			
14			4999.99927	4999.99640	
IN	N 78° 28' 27" E	0.00			
1			5000.00000	5000.00000	

Area = 91881.93 Sq Feet or 2.11 Acres more or less