

## Description of a 1.224 Acre Tract

Situated in Section 16, Town 5, Range 11, Troy Township, Athens County, State of Ohio, being part of Parcel L010010041400 deeded to Jones in Volume 612, Page 978 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

**COMMENCING** at the Northwest corner of Section 16; thence S00°00'00"E, 123.10 feet (Deed) to a point; thence S89°19'00"E, 351.87 feet (Deed) to a point; thence S00°00'00"E, 441.69 feet to an iron pin set being the **POINT OF BEGINNING** for the tract herein described:

Thence along new lines created by this survey the following two (2) courses:

1. **South 75°08'43" East, 101.43 feet** to an iron pin set;
2. **South 3°29'59" West, 775.12 feet** to a point in Gillian Hubbard Rd (TR175), passing iron pins set at 484.58 feet and 754.53 feet;

Thence along said road **North 89°13'25" West, 45.99 feet** to a point;

Thence along the east lines of Causey (OR 229-215) the following three (3) courses:

1. **North 3°27'12" East, 293.70 feet** to an iron pin found, passing an iron pin found at 27.15 feet;
2. **North 13°48'52" West, 51.95 feet** to an iron pipe found;
3. **North 4°12'33" West, 136.57 feet** to an iron pipe found;

Thence **North 00°00'00" East, 319.24 feet** along the east line of Causey (OR 103-564), passing an iron pipe found at 284.93 feet, to the point of beginning and containing 1.224 acres.

Note: This is a transfer between adjoining owners. The 1.224 acre parcel is to be continuous and contiguous with Causey (OR 103, PG. 564 Parcel L010010041402).

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 Causey Deed in OR 103, PG. 564.

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 Garrett J. Maiden under direct supervision of Donnie E. Stevens II, Ohio Registered Surveyor 8716 in October 2024.



Donnie E. Stevens II 11/5/24  
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 07 2024

Jill Davidson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Garrett J. Maiden  
DATE: 11/06/24

**PLAT OF SURVEY**  
 SITUATED IN SECTION 16, TOWN 5,  
 RANGE 11, TROY TOWNSHIP,  
 ATHENS COUNTY, OHIO  
 SURVEYED OCTOBER 2024

S 00°00'00" E  
 123.10'  
 (Deed)  
 P.O.C.  
 NW CORNER OF  
 SECTION 16  
 S 89°19'00" E (Deed) 351.87'

S 00°00'00" E  
 441.69'  
 P.O.B.  
 S 75°08'43" E  
 101.43'

+284.93'  
 N 00°00'00" E  
 319.24'  
**1.224 ACRES**  
 OUT OF PARCEL L010010041400

CAUSEY  
 OR 103, PG. 564  
 L010010041402

JONES  
 OR 612, PG. 978  
 L010010041400

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY: *Donnie E. Stevens II*  
 DATE: 11/06/24

**NOTE**  
 THIS IS A TRANSFER BETWEEN  
 ADJOINING OWNERS. THE 1.224 ACRE  
 PARCEL IS TO BE CONTINUOUS AND  
 CONTIGUOUS WITH CAUSEY (OR. 103,  
 PG. 564 PARCEL L010010041402)

**REFERENCES**  
 -DEEDS OF RECORD  
 -TAX MAPS  
 -PREVIOUS SURVEYS

**LEGEND**  
 ⊙ IRON PIPE FOUND  
 ○ IRON PIN FOUND  
 ● 5/8"x30" REBAR SET WITH PLASTIC  
 ID CAP STAMPED "STEVENS PS 8716"

N 13°48'52" W  
 51.95'  
 CAUSEY  
 OR 229, PG. 215  
 1996 BRANNER SURVEY  
 N 04°12'33" W  
 136.57'  
 S 03°29'59" W  
 775.12'  
 +484.58'

N 03°27'12" E  
 293.70'  
 +25.00'  
 +27.15'  
 +754.53'

GILLIAN HUBBARD RD  
 TR 175  
 N 89°13'25" W  
 45.99'



0 50 100  
 SCALE IN FEET  
 1" = 100'

**BASIS OF BEARING**  
 BEARINGS ARE BASED ON CAUSEY DEED  
 IN OR 103, PG. 564.



*Donnie E. Stevens II*  
 DONNIE E. STEVENS II, PS 8716  
 11/5/24  
 DATE

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