

Description of a 3.427 Acre Tract

Situated in Fraction 25, Section 20, Town 5, Range 11, Troy Township, Athens County, State of Ohio, being all of Parcel L010010028000 deeded to Foley in Volume 466, Page 2495 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

BEGINNING at a point in State Route 144 which bears 2,013.00 feet West and 1,103.52 feet South and S64°20'E 583.80 feet, and S59°10'E 421.20 feet of the Northeast corner of Fraction 25 (deed);

Thence **North 1°40'00" West, 384.10 feet** along a common boundary to Bailey (DB 236-421) to an iron pipe found, passing an iron pin set at 51.00 feet;

Thence **South 77°38'27" East, 408.49 feet** along a common boundary to Adams (OR 464-1821) to a 1/2 inch rebar found;

Thence **South 0°54'21" West, 338.19 feet** along a common boundary to Murphy (OR 586-357) to a point in State Route 144, passing a 1/2 inch rebar found at 298.57 feet;

Thence along said road **South 79°46'54" West, 33.08 feet** to a point;

Thence along said road on a 10° curve to the right with a **radius of 572.96 feet, length of 359.00 feet, chord bearing of North 82°16'06" West, and chord length of 353.16 feet** to the point of beginning and containing 3.427 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 prior deed (OR 466-2495) with reference to the west line of the tract being N 1°40'00" W.

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 2022.

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

OCT 13 2022

Jill Thompson
Athens County Auditor



Donnie E. Stevens II 10/11/22
Donnie E. Stevens II, PS 8716

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 10/12/22

PLAT OF SURVEY

SITUATED IN FRACTION 25, SECTION 20,
TOWNSHIP 5, RANGE 11, TROY TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED OCTOBER 2022

BAILEY
DB 236, PG. 421

ADAMS
OR 464, PG. 1821

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *J. Maiden*
DATE: 10/12/22

3.427 ACRES

FOLEY
OR 466, PG. 2495
Parcel L010010028000

MURPHY
OR 586, PG. 357

1982 Watkins Survey

P.O.B.
BEARS 2013.0' WEST AND
1103.52' SOUTH AND S64°20'E
583.8', AND S59°10'E 421.2' OF
THE NE CORNER OF
FRACTION 25 (DEED)

N 01°40'00" W 384.10'

S 77°38'27" E 408.49'

S 81°44'55" E 138.66'

S 00°54'21" W 338.19'

S 79°46'54" W 33.08'

R = 572.96' ARC = 359.00'
CH = N 82°16'06" W 353.16'
D = 10°00'00" RT

+51.00'

+298.57'

METALLIC READING UNDER
PAVEMENT. IRON PIPE
CALLED FOR IN DEED.

SR 144

SR 144

ADAMS
OR 464, PG. 1821



BASIS OF BEARING

BEARINGS ARE BASED ON PRIOR
DEED (OR 466-2495) WITH
REFERENCE TO THE WEST LINE OF
THE TRACT BEING N 1°40'00" W.

REFERENCES

- DEEDS OF RECORD
- TAX MAPS
- PREVIOUS SURVEYS

LEGEND

- △ MAG NAIL FOUND
- ▲ MAG NAIL SET
- ⊙ IRON PIPE FOUND
- IRON PIN FOUND - 1/2" REBAR
- 5/8"x30" REBAR SET WITH PLASTIC
ID CAP STAMPED "STEVENS PS 8716"



Donnie E. Stevens II 10/11/22
DONNIE E. STEVENS II, PS 8716 DATE

STEVENS SURVEYING LLC

17163 JOY RD
CHESTERHILL, OHIO 43728
740-541-1995

stevenssurveyingllc@gmail.com