

## Description of a 11.229 Acre Tract

Situated in Sections 25 & 31, Town 5, Range 11, Troy Township, Athens County, State of Ohio, being part of Parcels L010010092000 and L010010006400 deeded to Cottrill in Volume 557, Page 1278 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

**COMMENCING** at an iron pin found at the Northwest corner of the Southwest quarter of Section 25; thence South  $86^{\circ}13'36''$  East, 640.28 feet along the south line of Schul (OR 552-1344) to an iron pin found; thence South  $2^{\circ}37'33''$  West, 295.31 feet along the west line of Simpson etal (OR 578-882) to an iron pin set at the **POINT OF BEGINNING** for the tract herein described:

Thence **South  $2^{\circ}37'33''$  West, 297.97 feet** along said west line of Simpson to an iron pin found;

Thence along the north line of Shultz (OR 364-2236) the following two (2) courses:

1. **North  $88^{\circ}47'14''$  West, 661.13 feet** to an iron pin found on the east line of Section 31;
2. **North  $88^{\circ}48'59''$  West, 626.60 feet** to an iron pin found in the center of Rowley Lane (TR 158)

Thence **North  $4^{\circ}16'17''$  West, 387.23 feet** along the center of said road to mag nail set;

Thence leaving said road and new lines created by this survey the following two (2) courses:

1. **North  $80^{\circ}26'38''$  East, 253.10 feet** to an iron pin set, passing an iron pin set at 19.95 feet;
2. **South  $81^{\circ}42'29''$  East, 1,091.77 feet** to the point of beginning and containing 11.229 acres of which 5.087 acres is in Section 25 and 6.142 acres is in Section 31.

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.

The above description was prepared by Donnie E. Stevens II, Ohio Registered Surveyor 8716 in July 2022.

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

JUL 27 2022

Jill Thompson  
Athens County Auditor



*Donnie E. Stevens II* 7/25/22  
Donnie E. Stevens II, PS 8716

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *[Signature]*  
DATE: *7/26/22*

## Description of a 8.751 Acre Tract

Situated in Sections 25 & 31, Town 5, Range 11, Troy Township, Athens County, State of Ohio, being part of Parcels L010010092000 and L010010006400 deeded to Cottrill in Volume 557, Page 1278 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

**BEGINNING** at an iron pin found at the Northwest corner of the Southwest quarter of Section 25;

Thence **South 86°13'36" East, 640.28 feet** along a common boundary to Schul (OR 552-1344) to an iron pin found;

Thence **South 2°37'33" West, 295.31 feet** along a common boundary to Simpson etal (OR 578-882) to an iron pin set;

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

1. **North 81°42'29" West, 1,091.77 feet** to an iron pin set;
2. **South 80°26'38" West, 253.10 feet** to a mag nail set in the center of Rowley Lane (TR158) passing an iron pin set at 233.15 feet;

Thence **North 4°16'17" West, 324.83 feet** along the center of said road to an iron pin found;

Thence leaving said road **South 87°07'47" East, 734.91 feet** along the south lines of Cool Country Farms (OR 573-1948) and Schul (OR 552-1344) to an iron pin found on the east line of Section 31;

Thence along said section line **South 4°33'19" West, 65.63 feet** along a common boundary to Schul (OR 552-1344) to the point of beginning and containing 8.751 acres of which 3.990 acres is in Section 25 and 4.761 acres is in Section 31.

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.

The above description was prepared by Donnie E. Stevens II, Ohio Registered Surveyor 8716 in July 2022.

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

JUL 27 2022

Jill Thompson  
Athens County Auditor



*Donnie E. Stevens II*

Donnie E. Stevens II, PS 8716

7/25/22

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

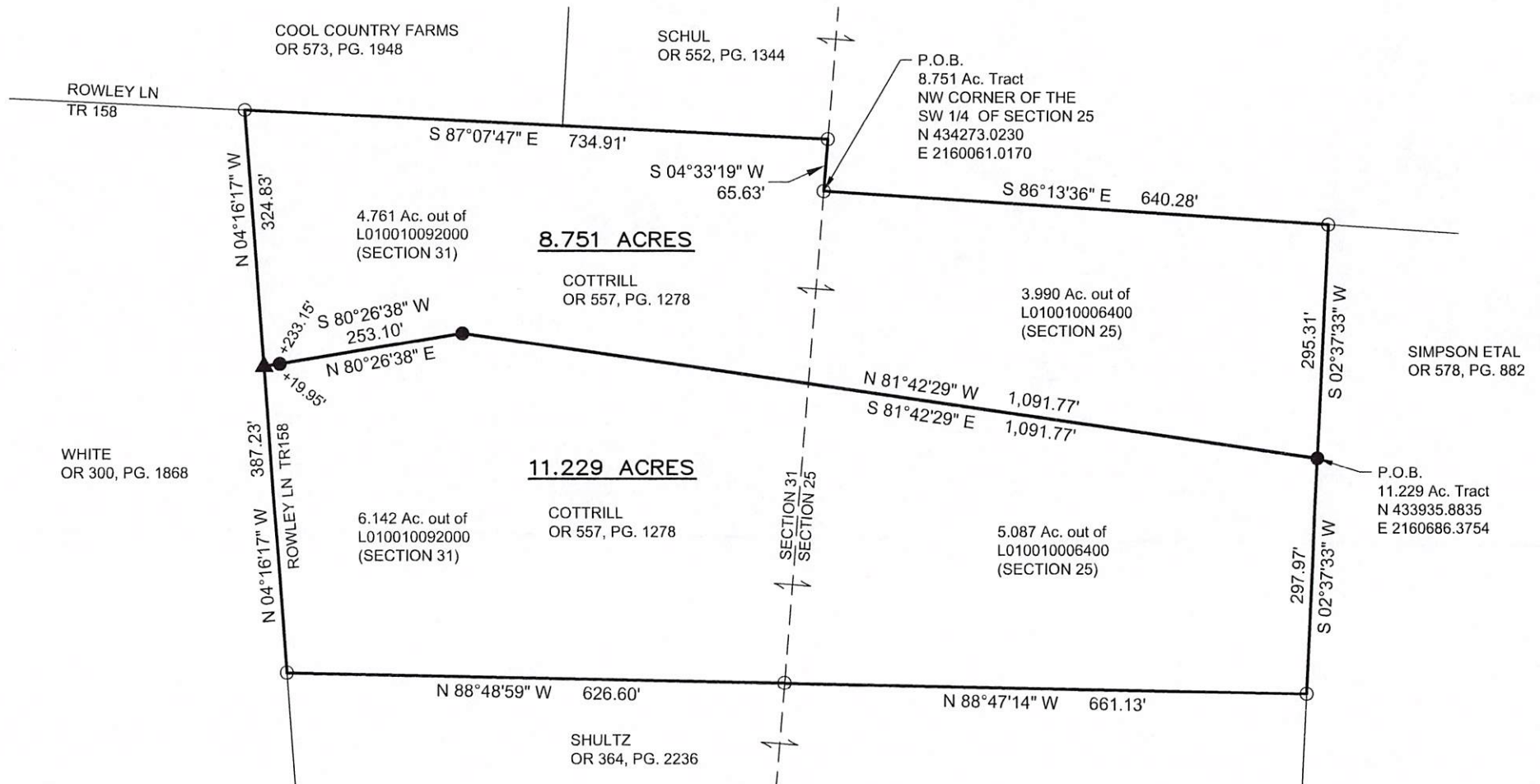
BY: *[Signature]*

DATE: 7/26/22



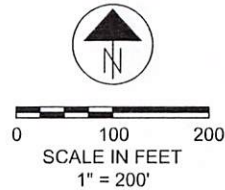
# PLAT OF SURVEY

SITUATED IN SECTIONS 25 & 31,  
TOWNSHIP 5, RANGE 11, TROY TOWNSHIP,  
ATHENS COUNTY, OHIO  
SURVEYED JULY 2022



## BASIS OF BEARING

STATE PLANE GRID NAD83, OHIO  
SOUTH ZONE.



## REFERENCES

-DEEDS OF RECORD  
-TAX MAPS  
-PREVIOUS SURVEYS

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *[Signature]*  
DATE: *7/26/22*

## LEGEND

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



*[Signature]*  
DONNIE E. STEVENS II, PS 8716

*7/25/22*  
DATE

## STEVENS SURVEYING LLC

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