

Description of a 0.723 Acre Tract

To be continuous and contiguous with L010010091101, Miller OR 563-1253

Situated in the Section 31, Town 5, Range 11, Troy Township, Athens County, State of Ohio, being part of Parcel L010010089300 as described in Volume 541, Page 1400 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

BEGINNING at an iron pipe found at the northwest corner of the Miller (OR 563-1253) 0.61 acre tract and northeast corner of Smith (OR 541-1400), said iron pipe bearing South 2138.58 feet and East 2950.86 feet from the northwest corner of Section 31;

1. Thence **South 33°07'19" West, 53.86 feet** along said common boundary line to a 1" square bar found;
2. Thence **North 56°39'03" West, 178.72 feet** along a new line created by this survey to an iron pin set on the common boundary line of Smith (OR 541-1400) and Wood (OR 11-94);
3. Thence **North 36°04'41" East, 303.48 feet** along said common boundary line to an iron pipe found at the northwest corner of Smith (OR 541-1400) on the west line of Maffin (OR 572-1859);
4. Thence **South 00°00'00" East, 298.42 feet** (passing an iron pipe found at 197.55 feet) along said common boundary line to the point of beginning and containing 0.723 acres which is to be continuous and contiguous with L010010091101, Miller (OR 563-1253).

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.

The basis of bearing for the above described tract is the Bearing of the Easterly line of Smith (OR 541-1400) being South 00°00'00" East.

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 December 2020.



A handwritten signature in blue ink that reads "Donnie E. Stevens II".

Donnie E. Stevens II, PS 8716

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

OK
12JM

BY: *Deborah Williams*
DATE: 12/15/20

PLAT OF SURVEY
SITUATED IN SECTION 31,
TOWNSHIP 5, RANGE 11, TROY TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED DECEMBER 2020



0 50 100
SCALE IN FEET
1" = 100'

* P.O.B. OF THE 0.723 AC TRACT
BEARS SOUTH 2138.58' AND EAST
2950.86' FROM THE NORTHWEST
CORNER OF SECTION 31

JESS W. WOOD
and FLORENCE A. WOOD
OR 11, PG. 94
L010010089100

N 36°04'41" E 303.48'
L010010089300

0.723 ACRES

TO BE CONTINUOUS AND
CONTIGUOUS WITH
PARCEL L010010091101

CHARLES D. MAFFIN
and KAYLA MARIE DUNFEE
OR 572, PG. 1859
L010010091104

BASIS OF BEARINGS
S 00°00'00" E 298.42'

+197.55'

* P.O.B.
0.723 AC TRACT

ASHLEY L. MILLER
and MATTHEW MILLER
OR 563, PG. 1253
L010010091101
0.84 ACRES

P.O.B.
1.000 AC TRACT

JOHN L. NULL
and ROBIN L. NULL
OR 425, PG. 2265
L010010091500

1.000 ACRES

BRADLEY N. SMITH
OR 541, PG. 1400
L010010089300

N 56°39'03" W 178.72'
N 36°04'42" E 228.49'

S 33°07'19" W 243.20'

ASHLEY L. MILLER
and MATTHEW MILLER
OR 563, PG. 1253
L010010089200
0.61 ACRES

BOBBIE MURPHY
and CHARLOTTE D. MURPHY
OR 218, PG. 28
L010010089000

MARK A. NORTON
and MARGARET S. NORTON
OR 305, PG. 993
L010010091700

RICHARD HEATHERLY
OR 83, PG. 145
L010010088700

BRYAN K. WHITE
OR 23, PG. 595
L010010092500

**Not to be used as a separate
building site or transferred as an
independent parcel without
planning commission approval.**

By: [Signature]
Date: 6/23/2021
OK to transfer
[Signature]



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

OK
RJM

BY: [Signature]
DATE: 12/15/20

REFERENCES
DEEDS OF RECORD
TAX MAPS
PREVIOUS SURVEYS

LEGEND

- △ RAILROAD SPIKE FOUND
- 1" SQUARE BAR FOUND
- IRON PIPE FOUND
- IRON PIN FOUND
- 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"

[Signature]
DONNIE E. STEVENS II, PS 8716

12/10/2020
DATE