

## Description of a 1.000 Acre Tract

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:

**COMMENCING** at an iron pipe found at the northwest corner of the Miller (OR 563-1253) 0.61 acre tract and the 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; thence South 33°07'19" West, 53.86 feet along said common boundary line to a 1" square bar found and said bar being the **POINT OF BEGINNING** for the tract herein described:

1. Thence **South 33°07'19" West, 243.20 feet** along said common boundary line to a railroad spike found in TR468E;
2. Thence **North 52°09'39" West, 191.15 feet** along said road to a point at the southwest corner of Smith (OR 541-1400) and the southeast corner of Wood (OR 11-94);
3. Thence **North 36°04'42" East, 228.49 feet** along said common boundary line to an iron pin set passing an iron pin found at 21.19 feet;
4. Thence **South 56°39'03" East, 178.72 feet** along a new line created by this survey to the point of beginning and containing 1.000 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.

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.



Donnie E. Stevens II, PS 8716

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

OK  
RJM

BY: Bernard J. McCallum  
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

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

+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

BRADLEY N. SMITH  
OR 541, PG. 1400  
L010010089300

**1.000 ACRES**

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

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

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

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

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

*OK*  
*RSM*

BY: *Donnie E. Stevens II*  
DATE: 12/15/20

**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"

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



*Donnie E. Stevens II*  
DONNIE E. STEVENS II, PS 8716

12/10/2020  
DATE