

Description of a 5.277 Acre Tract

Situated in Fraction 25, Section 20, Town 11, Range 15, Waterloo Township, Athens County, State of Ohio, being part of Parcel N010010022400 deeded to Daugherty in Volume 370, Page 125 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

COMMENCING at an iron pin found with a Branner cap at the Northeast Corner of the Southeast Quarter of Section 26; thence along the west line of Section 20 South 5°30'40" West, 200.88 feet to a point in Rock Camp Rd (TR20), passing an iron pin found with a Branner cap at 175.84 feet; thence along said road North 74°30'00" East, 292.52 feet to the **POINT OF BEGINNING** for the tract herein described:

Thence continuing along Rock Camp Rd (TR20) **North 74°30'00" East, 563.73 feet** to a point;

Thence leaving said road and along new lines created by this survey the following three (3) courses:

1. **South 24°23'07" East, 356.77 feet** to an iron pin set, passing an iron pin set at 29.36 feet;
2. **South 62°07'43" West, 547.29 feet** to an iron pin set;
3. **North 25°40'08" West, 477.24 feet**, passing an iron pin set at 452.02 feet, to the point of beginning and containing 5.277 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 Whaley survey dated March 1971.

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 July 2023.



Donnie E. Stevens II 7/17/23
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

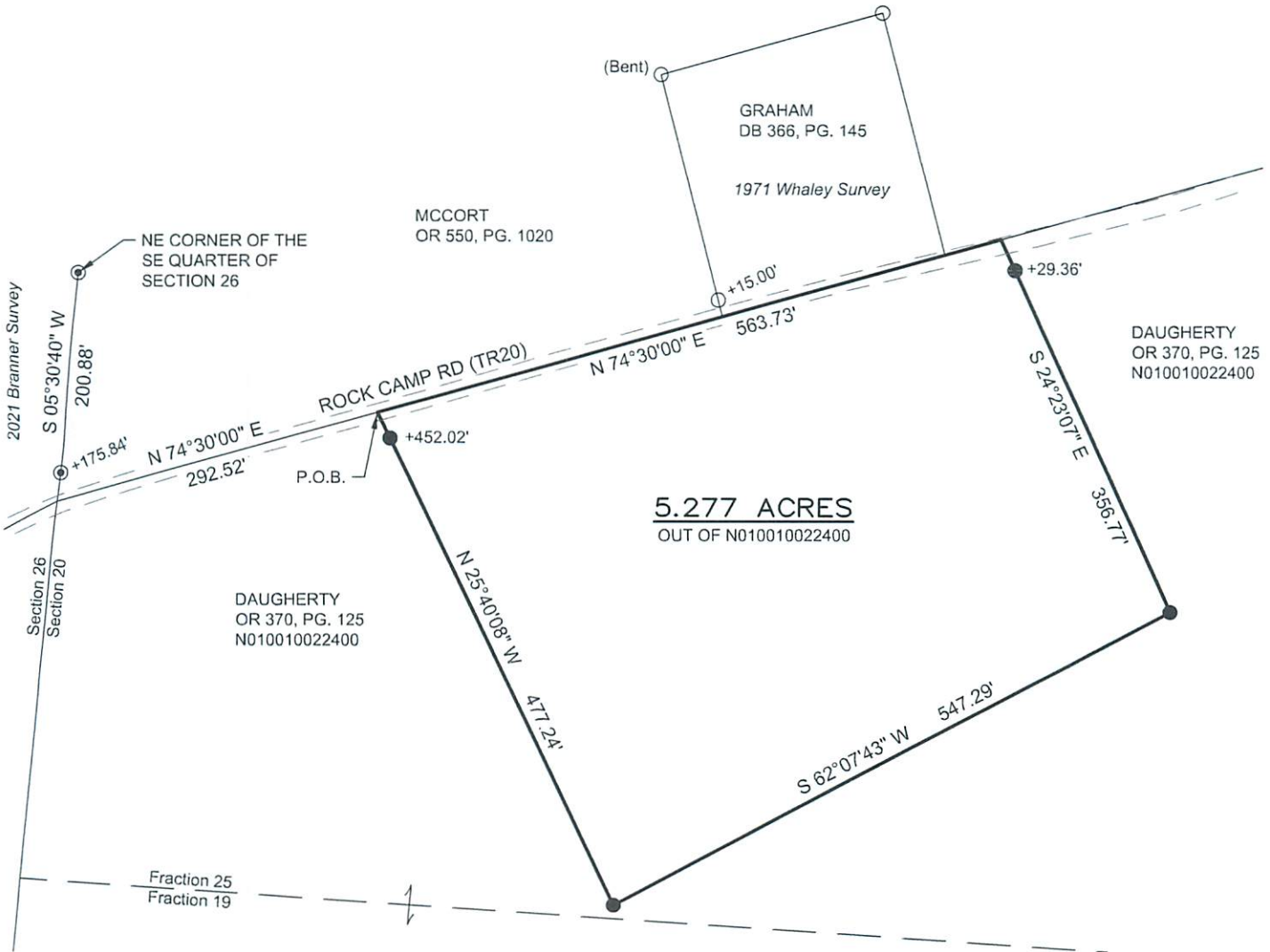
JUL 20 2023

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *M. Marden*
DATE: 7/18/23

PLAT OF SURVEY

SITUATED IN FRACTION 25, SECTION 20,
TOWNSHIP 11, RANGE 15, WATERLOO TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED JULY 2023



5.277 ACRES
OUT OF N010010022400

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Donnie E. Stevens II*
DATE: 7/18/23



0 75 150
SCALE IN FEET
1" = 150'

BASIS OF BEARING

BEARINGS ARE BASED ON WHALEY SURVEY DATED MARCH 1971.

REFERENCES

- DEEDS OF RECORD
- TAX MAPS
- PREVIOUS SURVEYS

LEGEND

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



Donnie E. Stevens II
DONNIE E. STEVENS II, PS 8716
7/17/23
DATE

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CHESTERHILL, OHIO 43728
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