

Description of a 5.100 Acre Tract

Situated in River Lots 622 & 623, Section 10, Town 12, Range 15, York Township, Athens County, State of Ohio, being part of Parcel P010010072300 deeded to Smith in Volume 605, Page 703 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

COMMENCING at a 1" iron pipe found the northeast corner of said Smith tract which bears N89°33'01"W, 946.71 feet from the southeast corner of River Lot 624 (Section 10)(calculated); thence S38°29'12"E, 248.23 feet along the east line of said Smith tract to an iron pin set at the **POINT OF BEGINNING** for the tract herein described:

Thence **South 38°29'12" East, 264.27 feet** along the east line of said Smith tract and the west line of Walls (OR 518-2409) to a 2.5" iron pipe found, passing an iron pin found with a Swoyer cap at 30.00 feet;

Thence **South 51°27'43" West, 654.28 feet** along the north lines of York Township Trustees (OR 384-449 and DB 385-579) to a wood fence post found, from which a 3/4" rebar found bears S16°31'27"E, 0.41 feet;

Thence **North 23°33'40" West, 773.00 feet** along the east line U.S. Route 33 to a 1" iron pipe found;

Thence **North 78°42'14" East, 120.00 feet** along the south line of Nelsonville TV Cable Inc (OR 540-1673) to an iron pin set;

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

1. **South 25°27'24" East, 438.42 feet** to an iron pin set;
2. **North 51°31'33" East, 447.29 feet** to the point of beginning and containing 5.100 acres of which 3.351 acres is in River Lot 622 and 1.749 acres is in River Lot 623.

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.

Subject to a driveway agreement and the rights to a driveway easement recorded in Volume 605, Page 2397 of the Official Records of Athens County, Ohio.

Bearings are to an assumed meridian and are for angular determination only.

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 August 2023.

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

SEP 08 2023

Jill Davidson
Athens County Auditor



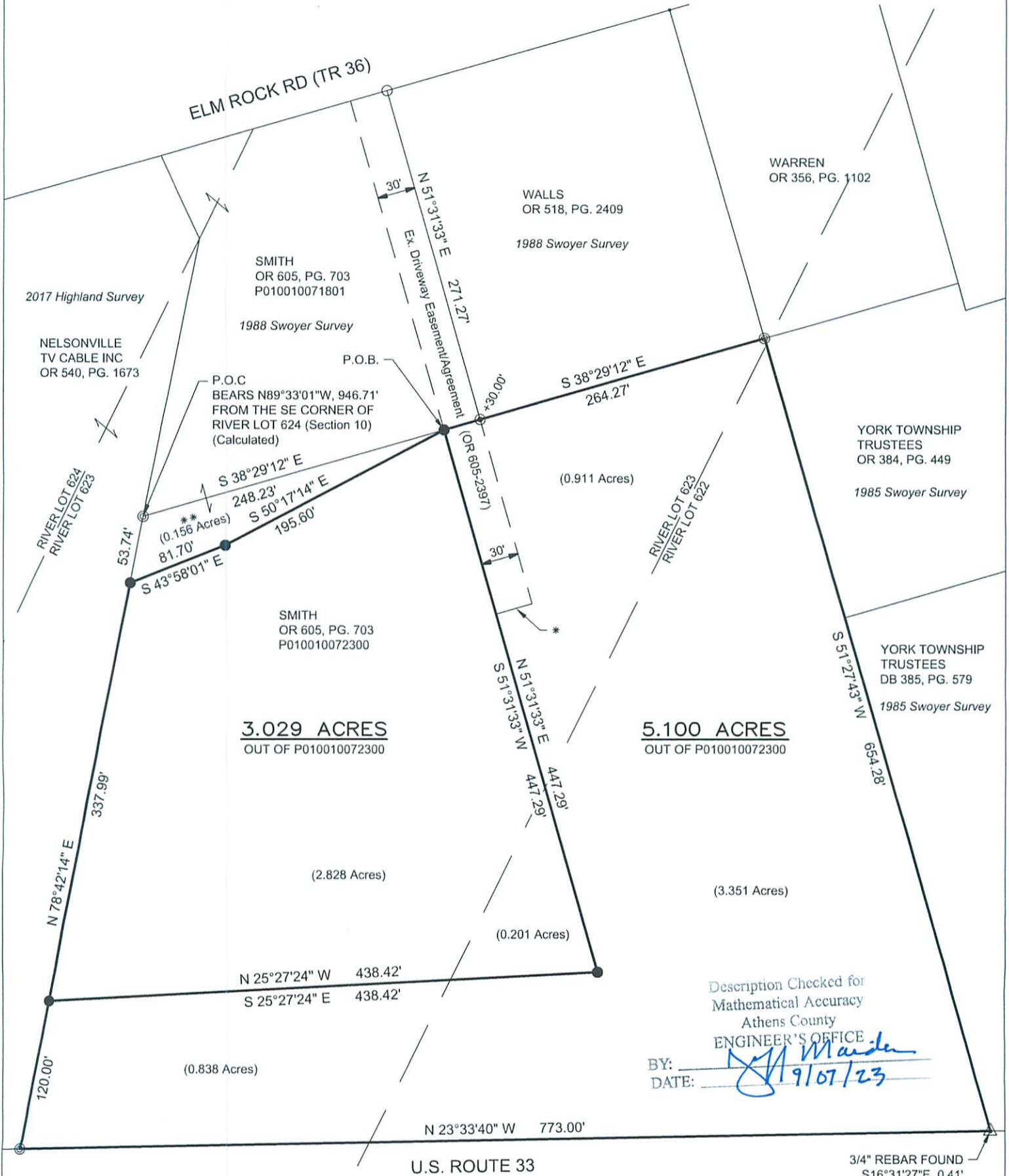
Donnie E. Stevens II 8/31/23
Donnie E. Stevens II, PS 8716
17163 Joy Rd, Chesterhill, Ohio 43728
740-541-1995

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 9/07/23

PLAT OF SURVEY

SITUATED IN RIVER LOTS 622 & 623,
SECTION 10, TOWNSHIP 12, RANGE 15,
YORK TOWNSHIP, ATHENS COUNTY, OHIO
SURVEYED AUGUST 2023



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Donnie E. Stevens II*
DATE: 8/31/23

3/4" REBAR FOUND
S16°31'27"E, 0.41'
FROM THE WOOD
FENCE POST

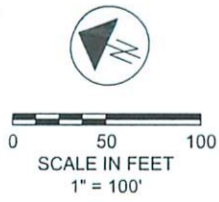
NOTES
* Approximate termination point of
Ex. Driveway Easement. See OR
605-2397 for more details.
** Remainder of P010010072300 shall
remain continuous and contiguous
with parcel P010010071801 to the
east.

REFERENCES
-DEEDS OF RECORD
-TAX MAPS
-PREVIOUS SURVEYS

LEGEND
▲ WOOD FENCE POST
▲ MAG NAIL SET
◎ IRON PIPE FOUND
○ IRON PIN FOUND - 5/8" REBAR
○ IRON PIN FOUND w/SWOYER CAP
● 5/8"x30" REBAR SET WITH PLASTIC
ID CAP STAMPED "STEVENS PS 8716"



Donnie E. Stevens II
DONNIE E. STEVENS II, PS 8716
8/31/23
DATE



BASIS OF BEARING
BEARINGS ARE TO AN ASSUMED
MERIDIAN AND ARE FOR
ANGULAR DETERMINATION ONLY.

STEVENS SURVEYING LLC
17163 JOY RD
CHESTERHILL, OHIO 43728
740-541-1995
stevenssurveyingllc@gmail.com