

## Description of a 3.916 Acre Tract

Situated in the Section 11, Town 12, Range 15, York Township, Athens County, State of Ohio, being Parcel P010010066300 as described in Volume 575, Page 2282 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

**BEGINNING** at an iron axle found in Brady Rd (TR 291) on the East line of the West half of the Northeast quarter of Section 11 which bears South 50°49'14" West, 1,801.16 feet (calculated) from an iron pin shown as being set at the Northeast corner of Section 11 by Gerstner (PS6344) on a survey dated 2/5/1990 and recorded in OR 525-1448;

Thence **North 86°36'15" West, 411.00 feet** along a common boundary line of Odenthal (OR 575-2282) and Johnson (OR 81-185) to an iron pin set;

Thence **North 3°23'45" East, 439.70 feet** along a common boundary line of Odenthal (OR 575-2282) and Odenthal (DB 361-663) to a point in Happy Hollow Rd (CR 1A) on the south line of Dishong (OR 169-10), passing iron pins set at 284.70 feet and 419.70 feet;

Thence **South 82°31'07" East, 60.72 feet** along said road and said south line of Dishong to a point from which an iron pin found with a "L.F. Swoyer RLS-6765" cap bears North 8°27'10" East, 19.43 feet;

Thence **South 78°42'58" East, 353.78 feet** along said road and the south line of Westminster (OR 302-1975) to a point on the East line of the West half of the Northeast quarter of Section 11 from which an iron pin found bears South 78°42'58" East, 7.25 feet;

Thence **South 3°23'45" West, 386.82 feet** along Brady Rd (TR 291), the west lines of Mohler (OR 190-19) and Mohler (OR 491-810, OR 459-1269), and said East line of the West half of the Northeast quarter of Section 11 to the point of beginning and containing 3.916 acres.

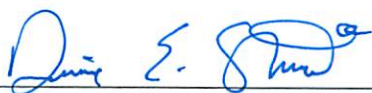
Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar, 30 inches in length and capped with a plastic identification marker inscribed Stevens, PS 8716.

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

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 May 2021.

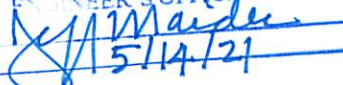


  
Donnie E. Stevens II, PS 8716

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

MAY 19 2021

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 5/14/21

**Description of a 4.296 Acre Tract**

To be continuous and contiguous with P010010066300, Odenthal OR 575-2282

Situated in the Section 11, Town 12, Range 15, York Township, Athens County, State of Ohio, being part of Parcel P010010065900 as described in Volume 361, Page 663 of the Deed Book Records of Athens County, Ohio, and being more particularly described as follows:

**COMMENCING** at an iron axle found in Brady Rd (TR 291) on the East line of the West half of the Northeast quarter of Section 11 which bears South 50°49'14" West, 1,801.16 feet (calculated) from an iron pin shown as being set at the Northeast corner of Section 11 by Gerstner (PS6344) on a survey dated 2/5/1990 and recorded in OR 525-1448; thence North 86°36'15" West, 411.00 feet along a common boundary line of Odenthal (OR 575-2282) and Johnson (OR 81-185) to an iron pin set and said iron pin being the **POINT OF BEGINNING** for the tract herein described:

Thence **North 86°36'15" West, 6.43 feet** to the northwest corner of Johnson (OR 81-185) to a wood post found;

Thence **South 3°14'43" West, 207.37 feet** along a common boundary line of Odenthal (DB 361-663) and Johnson (OR 81-185) to a metal post found at the southwest corner of said Johnson tract;

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

- 1. **North 52°43'37" West, 428.99 feet** to an iron pin set;
- 2. thence **North 8°14'48" East, 432.65 feet** to a point in Happy Hollow Rd (CR 1A) on the south line of Booker (OR 463-1631), passing an iron pins set at 282.65 feet and 412.65 feet;

Thence **South 82°33'19" East, 76.16 feet** along CR 1A and said south line of Booker to a point;

Thence **South 82°32'12" East, 124.53 feet** along said road and south line of Dishong (OR 531-35) to a point;

Thence **South 82°31'07" East, 125.60 feet** along said road and south line of Dishong (OR 169-10) to a point;

Thence leaving CR 1A **South 3°23'45" West, 439.70 feet** along the west line of Odenthal (OR 575-2282) (passing an iron pins set at 20.00 feet and 155.00 feet) to the point of beginning and containing 4.296 acres which is to be continuous and contiguous with P010010066300, Odenthal OR 575-2282.

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 to an assumed meridian and are for angular determination only.

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 May 2021.

Legal Description Pre-Approval  
**APPROVED**  
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MAY 19 2021

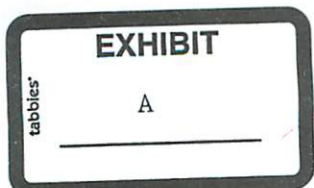
Jill Thompson  
Athens County Auditor

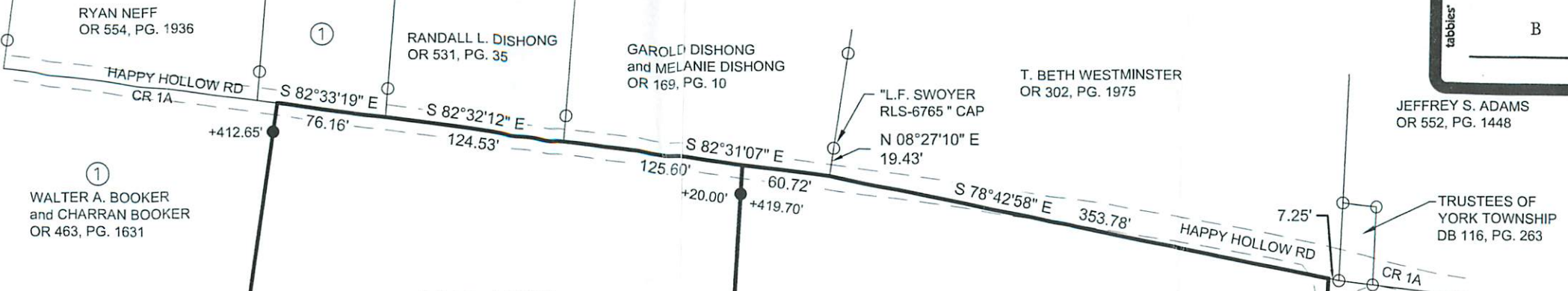
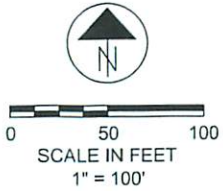


*Donnie E. Stevens II*  
Donnie E. Stevens II, PS 8716

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *[Signature]*  
DATE: 5/14/21





**PLAT OF SURVEY OF TWO TRACTS**

SITUATED IN SECTION 11,  
TOWNSHIP 12, RANGE 15, YORK TOWNSHIP,  
ATHENS COUNTY, OHIO  
SURVEYED MAY 2021

**4.296 ACRES**

PART OF P010010065900  
TO BE CONTINUOUS AND  
CONTIGUOUS WITH  
PARCEL P010010066300

**3.916 ACRES**

JAMES Z. ODENTHAL  
and MARGARET R. ODENTHAL  
OR 575, PG. 2282  
ALL OF P010010066300

**LEGEND**

- ▲ RAILROAD SPIKE FOUND
- ◻ FENCE POST FOUND
- ⊙ IRON PIPE FOUND
- IRON PIN FOUND
- ⊙ IRON AXLE FOUND
- 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"

**BASIS OF BEARING**

BEARINGS ARE TO AN ASSUMED  
MERIDIAN AND ARE FOR ANGULAR  
DETERMINATION ONLY

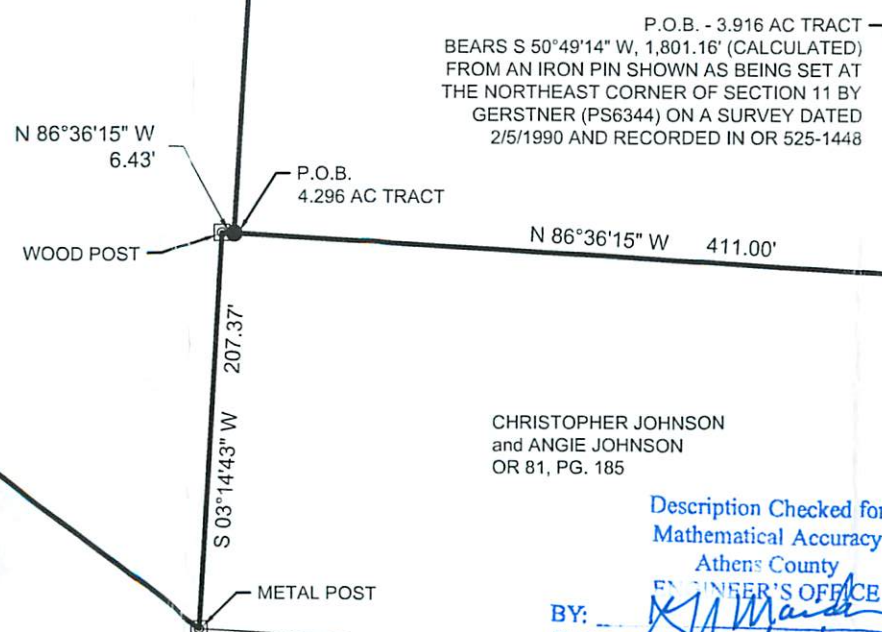


*Donnie E. Stevens*  
DONNIE E. STEVENS II, PS 8716

5/11/2021  
DATE

**REFERENCES**

- DEEDS OF RECORD
- TAX MAPS
- GERSTNER SURVEY DATED FEBRUARY 1990
- SWOYER SURVEY DATED JANUARY 1993
- SEYMOUR SURVEY DATED SEPTEMBER 2000
- CANTER SURVEY DATED JUNE 2006



P.O.B. - 3.916 AC TRACT  
BEARS S 50°49'14" W, 1,801.16' (CALCULATED)  
FROM AN IRON PIN SHOWN AS BEING SET AT  
THE NORTHEAST CORNER OF SECTION 11 BY  
GERSTNER (PS6344) ON A SURVEY DATED  
2/5/1990 AND RECORDED IN OR 525-1448

P.O.B.  
4.296 AC TRACT

CHRISTOPHER JOHNSON  
and ANGIE JOHNSON  
OR 81, PG. 185

Description Checked for  
Mathematical Accuracy By: *[Signature]*  
Athens County  
ENGINEER'S OFFICE Date: 6/29/21

BY: *[Signature]*  
DATE: 5/14/21

planning commission appro

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stevenssurveyingllc@gmail.com