

Description of a 30.214 Acre Tract

Situated in the North one-half of the Southeast Quarter of Section 11, Town 12, Range 15, York Township, Athens County, State of Ohio, being part of Parcel P010010067604 deeded to Rardain in Volume 537, Page 1251 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

COMMENCING at a notched stone found at the Southwest corner of the Southeast Quarter of said Section 11; thence along the west line of said quarter North 3°55'16" East, 2,673.48 feet to an iron pin set, passing iron pins found with ODOT cap at 1,336.74 feet and 1919.83 and an iron pin set at 2,103.04 feet; thence along the north line of said quarter South 86°03'34" East, 1,162.84 feet, passing an iron pin set at 1,132.79 feet, to a point in Brady Rd (TR 291) and said point being the **POINT OF BEGINNING** for the tract herein described:

Thence **South 86°03'34" East, 1,515.43 feet** along the south lines of Mayer (OR 498-952), Hutchinson (OR 457-648), and U.S.A. (DB 200-599) to an iron pin set on the east line of Section 11, passing an iron pin set at 37.75 feet and a iron pin found with a Snouffer cap at 884.56 feet, 0.65 feet left;

Thence **South 4°00'59" West, 1,336.75 feet** along the east line of Section 11 and the same being the west line of U.S.A. (DB 200-599) to an iron pin set;

Thence **North 86°03'34" West, 792.50 feet** along the north line of Talbert (DB 335-211) to a point in Brady Rd (TR 291), passing an iron pin set at 769.20 feet;

Thence along Brady Rd (TR 291) the following seven (7) courses:

1. **North 20°15'00" East, 52.19 feet** to a point;
2. **North 14°06'14" East, 55.56 feet** to a point;
3. **North 6°11'49" East, 63.09 feet** to a point;
4. **North 4°20'00" West, 108.76 feet** to a point;
5. **North 10°47'23" West, 125.49 feet** to a point;
6. **North 17°04'35" West, 173.95 feet** to a point;
7. **North 25°21'43" West, 49.83 feet** to a point;

Thence leaving said road and along common boundary lines to Rose (OR 368-1072) the following three (3) courses:

1. **North 58°47'45" East, 212.24 feet** to an iron pin found with a Hagan cap, passing an iron pin found with a Hagan cap at 25.16 feet;
2. **North 28°48'59" West, 208.03 feet** to an iron pin found with a Hagan cap;
3. **South 58°47'45" West, 212.95 feet** to a point in Brady Rd, passing an iron pin found with a Hagan cap at 187.80 feet;

Thence along Brady Rd (TR 291) the following seven (7) courses:

1. **North 37°51'30" West, 90.20 feet** to a point;
2. **North 40°09'00" West, 136.53 feet** to a point;
3. **North 33°44'24" West, 217.80 feet** to a point;
4. **North 38°26'15" West, 126.48 feet** to a point;
5. **North 49°15'51" West, 123.45 feet** to a point;
6. **North 34°16'41" West, 40.10 feet** to a point;
7. **North 4°39'40" West, 23.26 feet** to the point of beginning and containing 30.214 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 State Plane Grid NAD83, Ohio South Zone.

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 March 2023.

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

APR 13 2023

Jill Thompson
Athens County Auditor



Donnie E. Stevens II 4/09/2023
Donnie E. Stevens II, PS 8716

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY:
DATE:

[Signature]
4/10/23

Description of a 47.186 Acre Tract

Situated in the North one-half of the Southeast Quarter of Section 11, Town 12, Range 15, York Township, Athens County, State of Ohio, being part of Parcel P010010067604 deeded to Rardain in Volume 537, Page 1251 and all of a parcel deeded to Rardain in Volume 603, Page 2360 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

COMMENCING at a notched stone found at the Southwest corner of the Southeast Quarter of said Section 11; thence along the west line of said quarter North 3°55'16" East, 1919.83 feet, passing an iron pin found with ODOT cap at 1,336.74 feet, to an iron pin found with ODOT cap and said iron pin being the **POINT OF BEGINNING** for the tract herein described:

Thence **North 3°55'16" East, 753.65 feet** along the west line of said quarter and the same being the east line of State of Ohio (OR 77-856) to an iron pin set, passing an iron pin set at 183.21 feet;

Thence **South 86°03'34" East, 1,162.84 feet** along the south lines of Odenthal (OR 361-663) and Mayer (OR 498-952) to a point in Brady Rd (TR 291), passing an iron pin set at 1,132.79 feet;

Thence along Brady Rd (TR 291) the following sixteen (16) courses:

1. **South 4°39'40" East, 23.26 feet** to a point;
2. **South 34°16'41" East, 40.10 feet** to a point;
3. **South 49°15'51" East, 123.45 feet** to a point;
4. **South 38°26'15" East, 126.48 feet** to a point;
5. **South 33°44'24" East, 217.80 feet** to a point;
6. **South 40°09'00" East, 136.53 feet** to a point;
7. **South 37°51'30" East, 90.20 feet** to a point;
8. **South 32°11'38" East, 111.31 feet** to a point;
9. **South 25°21'43" East, 97.06 feet** to a point;
10. **South 25°21'43" East, 49.83 feet** to a point;
11. **South 17°04'35" East, 173.95 feet** to a point;
12. **South 10°47'23" East, 125.49 feet** to a point;
13. **South 4°20'00" East, 108.76 feet** to a point;
14. **South 6°11'49" West, 63.09 feet** to a point;
15. **South 14°06'14" West, 55.56 feet** to a point;
16. **South 20°15'00" West, 52.19 feet** to a point;

Thence leaving said road **North 86°03'34" West, 1,322.43 feet** along the north lines of Talbert (DB 335-211) and Talbert (OR 553-951) to a point, passing iron pins set at 29.68 feet and 1,098.82 feet;

Thence **North 39°58'10" West, 809.37 feet** along the east line of State of Ohio (OR 457-2462) to the point of beginning and containing 47.186 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 State Plane Grid NAD83, Ohio South Zone.

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 March 2023.

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

APR 13 2023

Jill Thompson
Athens County Auditor



Donnie E. Stevens II 4/09/2023
Donnie E. Stevens II, PS 8716

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 4/10/23

ODENTHAL
OR 361, PG. 663

MAYER
OR 498, PG. 952

HUTCHINSON
OR 457, PG. 648

U.S.A.
DB 200, PG. 599

S 86°03'34" E 1,162.84'

S 86°03'34" E 1,515.43'

47.186 ACRES

RARDAIN
OR 537, PG. 1251
Part of P010010067604

30.214 ACRES

RARDAIN
OR 537, PG. 1251
Part of P010010067604

Line #	Bearing	Length
L1	S04°39'40"E	23.26'
L2	S34°16'41"E	40.10'
L3	S49°15'51"E	123.45'
L4	S38°26'15"E	126.48'
L5	S33°44'24"E	217.80'
L6	S40°09'00"E	136.53'
L7	S37°51'30"E	90.20'
L8	S32°11'38"E	111.31'
L9	S25°21'43"E	97.06'
L10	S25°21'43"E	49.83'
L11	S17°04'35"E	173.95'
L12	S10°47'23"E	125.49'
L13	S04°20'00"E	108.76'
L14	S06°11'49"W	63.09'
L15	S14°06'14"W	55.56'
L16	S20°15'00"W	52.19'

P.O.B.
47.186 Ac. TRACT

STATE OF OHIO
OR 77, PG. 856

RARDAIN
OR 603, PG. 2360
OLD RAILROAD R/W

STATE OF OHIO
OR 457, PG. 2462

N 03°55'16" E
1,336.74'

P.O.C.
SW CORNER OF THE
SE 1/4 OF SECTION 11

N 86°03'34" W 561.12'

ODOT PIN CALLED FOR BUT
AREA WAS UNDER WATER

TALBERT
OR 553, PG. 951
OLD RAILROAD R/W

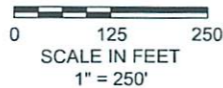
TALBERT
DB 335, PG. 211

N 86°03'34" W 1,322.43'

N 86°03'34" W 792.50'

PLAT OF SURVEY

SITUATED IN SECTION 11,
TOWNSHIP 12, RANGE 15, YORK
TOWNSHIP, ATHENS COUNTY, OHIO
SURVEYED MARCH 2023



BASIS OF BEARING

BEARINGS ARE STATE PLANE
GRID NAD83, OHIO SOUTH ZONE.

LEGEND

- ▲ RAILROAD SPIKE FOUND
- ▲ MAG NAIL SET
- NOTCHED STONE FOUND
- IRON PIN FOUND w/HAGAN CAP
- ⊙ IRON PIN FOUND w/ODOT CAP
- ⊙ IRON PIN FOUND w/SNOUFFER CAP
- 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"

REFERENCES

- DEEDS OF RECORD
- TAX MAPS
- PREVIOUS SURVEYS
- ATH-33-1.28 ODOT R/W PLANS

STEVENS SURVEYING LLC

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 4/10/23



[Signature]
DONNIE E. STEVENS II, PS 8716

4/09/2023
DATE

Section 11
Section 5

S 04°00'59" W 1,336.75'

U.S.A.
DB 200, PG. 599