

Description of a 5.149 Acre Tract

Situated in Fraction 26, Sections 27 and 28, Town 12, Range 15, York Township, Athens County, State of Ohio, being part of Parcel P010010029200 and all of Parcel P010010029101 deeded to Cagg in Volume 512, Page 1848 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

BEGINNING at a point in Wolfe Bennett Rd (CR 73) which bears N63°49'51"W, 2,281.86 feet from the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 27 (calculated);

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

1. **North 14°03'27" West, 287.64 feet** to an iron pin set, passing an iron pin set at 68.53 feet;
2. **North 5°21'32" East, 285.61 feet** to an iron pin set;

Thence **South 86°27'05" East, 609.12 feet** along the south line of U.S.A. (DB 299-11) to a 6" mag nail set in an old road bed, passing an iron pin set at 588.23 feet;

Thence along said old road bed and a common boundary to said U.S.A. tract the following three (3) courses:

1. **South 38°12'21" West, 227.47 feet** to a 6" mag nail set;
2. **South 27°13'54" West, 61.36 feet** to a 6" mag nail set;
3. **South 7°34'17" West, 17.06 feet** to an iron pin set;

Thence leaving said old road bed and along a common boundary to Maloney (OR 603-326) the following three (3) courses:

1. **North 82°00'27" West, 116.53 feet** to an iron pin set;
2. **South 13°34'51" West, 225.47 feet** to an iron pin found with a Robinson cap, passing an iron pin found with a Robinson cap at 95.16 feet;
3. **South 12°46'17" East, 112.69 feet** to an iron pin found with a Robinson cap in the northern right of way Wolfe Bennett Rd (CR 73);

Thence along said road **North 81°30'12" West, 253.09 feet** along a common boundary to U.S.A. (DB 299-11) to the point of beginning and containing 5.149 acres of which 3.469 acres is in Section 27 and 1.680 acres is in Section 28.

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.

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 November 2023.

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

NOV 17 2023

Jill Davidson
Athens County Auditor



Donnie E. Stevens II 11/13/23
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

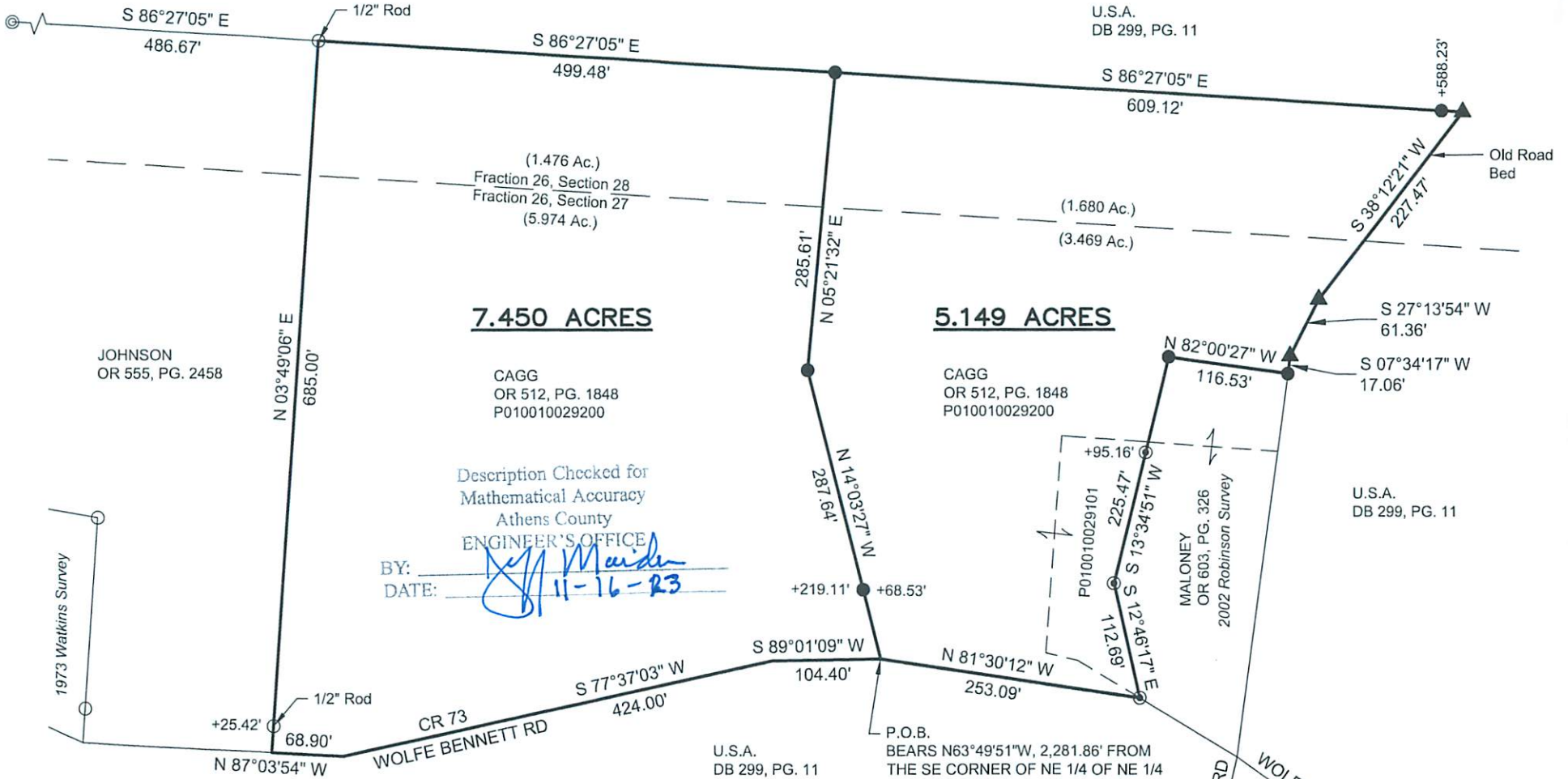
BY: *[Signature]*
DATE: 11-16-23

PLAT OF SURVEY

SITUATED IN FRACTION 26,
SECTIONS 27 & 28, TOWNSHIP 12,
RANGE 15, YORK TOWNSHIP,
ATHENS COUNTY, OHIO
SURVEYED NOVEMBER 2023

U.S.A.
DB 299, PG. 11

U.S.A.
DB 299, PG. 11



7.450 ACRES

5.149 ACRES

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

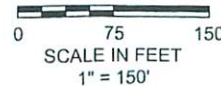
BY: *[Signature]*
DATE: *11-16-23*

REFERENCES

- DEEDS OF RECORD
- TAX MAPS
- PREVIOUS SURVEYS

LEGEND

- ▲ 6" MAG NAIL SET
- ⊙ IRON PIPE FOUND
- IRON PIN FOUND
- ⊙ IRON PIN FOUND w/ROBINSON CAP
- 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



[Signature]
DONNIE E. STEVENS II, PS 8716

11/13/23
DATE

STEVENS SURVEYING LLC

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740-541-1995
stevenssurveyingllc@gmail.com