

Description of an existing 1.766 Acre Tract

Situated in River Lot 609, Section 9, Town 12, Range 15, York Township, Athens County, State of Ohio, being all of Athens County PID number P010090103300 as described in Volume 445, Page 1294 of the Official Records of Athens County and being more particularly described as follows:

COMMENCING at an iron pin found with a "Seymour Assoc." cap at the Northeast corner of Lot 10 in the Village of Enterprise; thence North $86^{\circ}24'27''$ East, 100.00 feet along a common boundary of Bratton (OR 458-424) and Marlowe (OR 575-1061) to an iron pin set and said iron pin being the **POINT OF BEGINNING** for the tract herein described:

Thence along common boundary lines to Marlow (OR 575-1061) the following two (2) courses:

1. **North $86^{\circ}24'27''$ East, 335.67 feet** to an iron pin found with a "Seymour Assoc." cap;
2. **North $25^{\circ}06'30''$ West, 206.00 feet** to an iron pin found with a "Seymour Assoc." cap on the north line of River Lot 609;

Thence **North $86^{\circ}18'12''$ West, 439.19 feet** along the north line of said River Lot and the south line of U.S.A. (OR 371-857) to an iron pin set at the northeast corner of Lot 2 in the Village of Enterprise;

Thence **South $20^{\circ}34'15''$ East, 84.90 feet** along the east line of Lot 2 to an iron pin set at the southeast corner of said Lot 2;

Thence along common boundary lines to Bratton (OR 458-424) the following two (2) courses:

1. **North $86^{\circ}24'27''$ East, 100.00 feet** to an iron pin set;
2. **South $20^{\circ}34'15''$ East, 173.74 feet** to the point of beginning and containing 1.766 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 the north line of River Lot 609 being N $86^{\circ}18'12''$ W per Biedenbach survey dated October 2018.

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 2022.

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

MAY 25 2022

Jill Thompson
Athens County Auditor



Donnie E. Stevens II 5/17/22

Donnie E. Stevens II, PS 8716

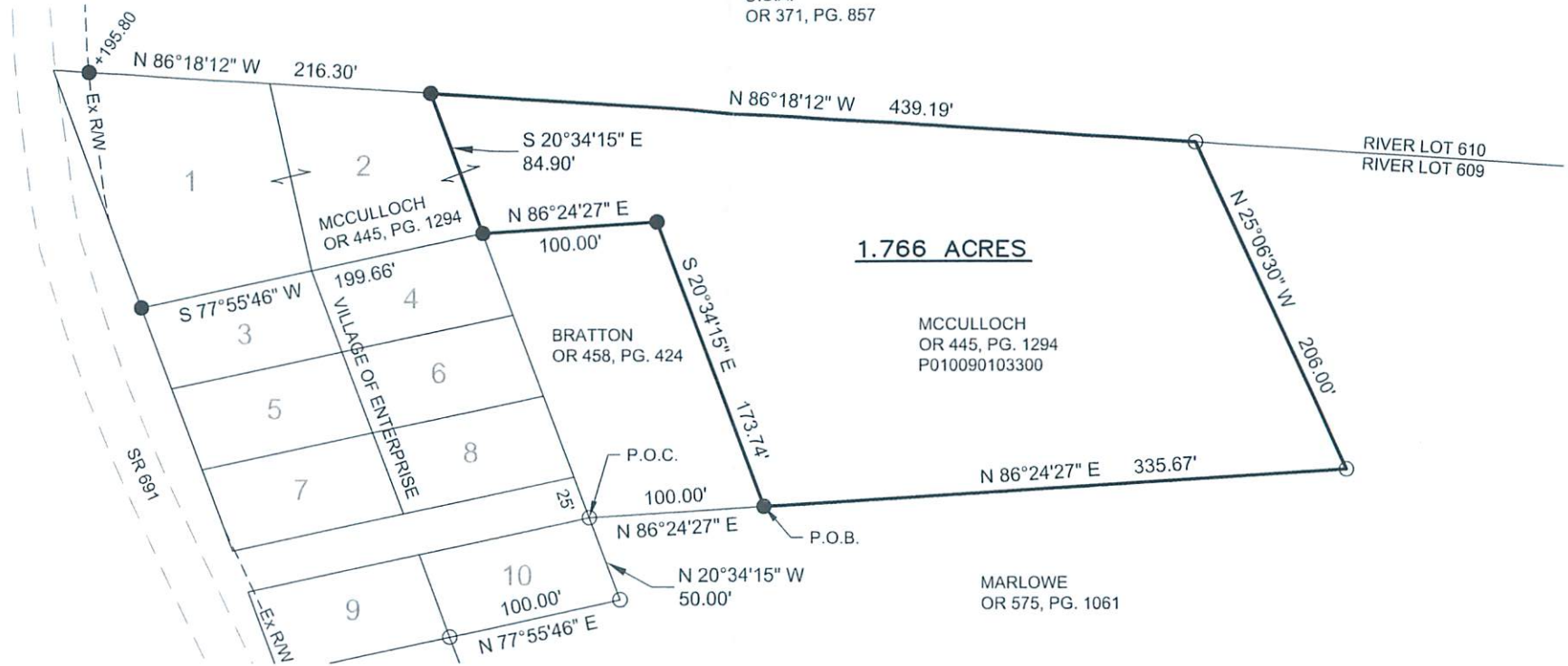
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 5/19/22

PLAT OF SURVEY

SITUATED IN RIVER LOT 609,
SECTION 9, TOWNSHIP 12, RANGE 15,
YORK TOWNSHIP, ATHENS COUNTY, OHIO
SURVEYED MAY 2022

U.S.A.
OR 371, PG. 857



1.766 ACRES

MCCULLOCH
OR 445, PG. 1294
P010090103300

MARLOWE
OR 575, PG. 1061

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Donnie E. Stevens*
DATE: 5/23/22



Donnie E. Stevens
DONNIE E. STEVENS II, PS 8716 5/17/22
DATE

- LEGEND**
- ▲ MAG NAIL FOUND
 - ▲ MAG NAIL SET
 - NOTCHED STONE FOUND
 - ◎ IRON PIPE FOUND
 - IRON PIN FOUND SEYMOUR CAP
 - 5/8"x30" REBAR SET WITH PLASTIC ID CAP STAMPED "STEVENS PS 8716"

REFERENCES

- DEEDS OF RECORD
- TAX MAPS
- BIEDENBACH SURVEY DATED OCTOBER 2018
- PLAT OF VILLAGE OF ENTERPRISE ENV 119A



BASIS OF BEARING
BEARINGS ARE BASED ON NORTH LINE OF RIVER LOT 609 BEING N86°18'12"W PER BIEDENBACH SURVEY DATED OCTOBER 2018.

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