

DESCRIPTION OF A 8.725 ACRE TRACT

Tract B

Situated in Fraction 4, Section 10, T.10, R.14, Dover Township, Athens County, Ohio and being a part of Parcel G010010027800 as described in Volume 583, Page 1369 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set bearing N 84° 42' 01" W, 1209.02 feet from a Notched Stone found at the Northeast corner of Fraction 4:

Thence along the lines of Duvall (540-690 O.R.):

S 84° 42' 01" E, 283.16 feet to an iron pin set;

S 03° 09' 04" W, 512.61 feet to an iron pin set in a gas line right of way;

Thence along new lines created by this survey and along said gas line right of way the following three courses:

(1) **S 51° 01' 37" W, 154.23 feet** to an iron pin set;

(2) **S 45° 40' 27" W, 331.82 feet** to an iron pin set;

(3) **S 54° 05' 44" W, 160.71 feet** to a point in Township Road 443 (Twist Tail Road), passing an iron pin found at 144.92 feet;

Thence along said road the following five courses:

(1) **N 05° 50' 19" W, 49.47 feet** to a point;

(2) **N 15° 12' 52" W, 85.22 feet** to a point;

(3) **N 29° 08' 30" W, 85.57 feet** to a point;

(4) **N 42° 53' 08" W, 73.95 feet** to a point;

(5) **N 50° 51' 33" W, 99.54 feet** to a point;

Thence leaving said road and along a new line created by this survey,

N 34° 00' 02" E, 769.45 feet to the Point of Beginning, passing an iron pin set at 13.13 feet and containing 8.725 acres.


Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"


Bearing: Grid North – N.A.D. 83 – Ohio South Zone

The attached map is considered to be an integral part of this description and to be included in any future transfers.

The above description is based on a field survey completed November, 2025 by


Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, Ohio 45780
740-592-5778

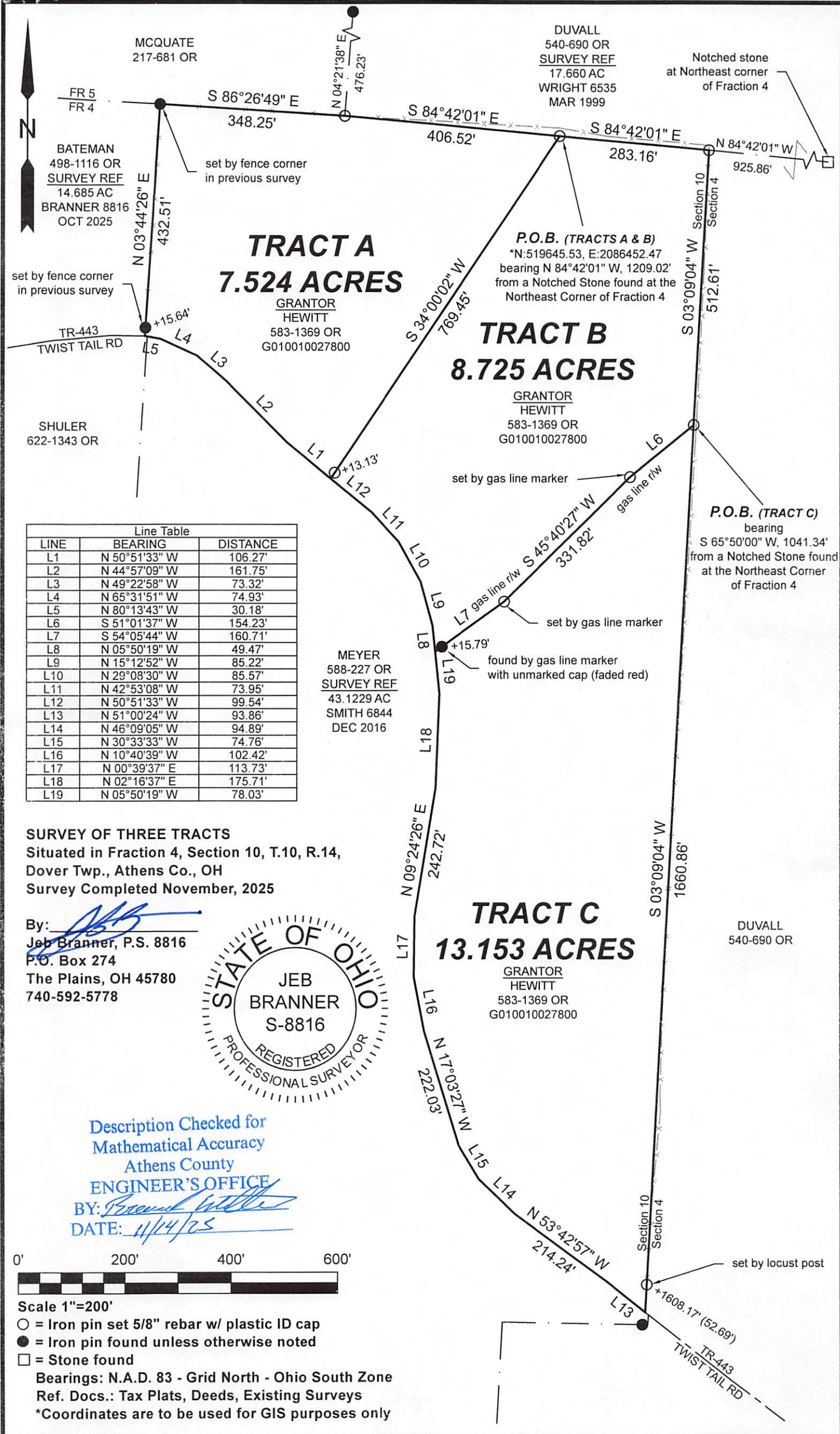


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 11/14/25

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

NOV 14 2025

Jill Davidson
Athens County Auditor



MCQUATE
217-681 OR

FR 5
FR 4

BATEMAN
498-1116 OR
SURVEY REF
14.685 AC
BRANNER 8816
OCT 2025

set by fence corner
in previous survey

TR-443
TWIST TAIL RD

SHULER
622-1343 OR

DUVALL
540-690 OR
SURVEY REF
17.660 AC
WRIGHT 6535
MAR 1999

Notched stone
at Northeast corner
of Fraction 4

TRACT A 7.524 ACRES

GRANTOR
HEWITT
583-1369 OR
G010010027800

TRACT B 8.725 ACRES

GRANTOR
HEWITT
583-1369 OR
G010010027800

P.O.B. (TRACTS A & B)
*N:519645.53, E:2086452.47
bearing N 84°42'01" W, 1209.02'
from a Notched Stone found at the
Northeast Corner of Fraction 4

P.O.B. (TRACT C)

bearing
S 65°50'00" W, 1041.34'
from a Notched Stone found
at the Northeast Corner
of Fraction 4

TRACT C 13.153 ACRES


GRANTOR
HEWITT
583-1369 OR
G010010027800

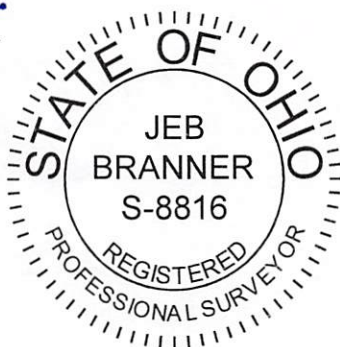
DUVALL
540-690 OR

Line Table		
LINE	BEARING	DISTANCE
L1	N 50°51'33" W	106.27'
L2	N 44°57'09" W	161.75'
L3	N 49°22'58" W	73.32'
L4	N 65°31'51" W	74.93'
L5	N 80°13'43" W	30.18'
L6	S 51°01'37" W	154.23'
L7	S 54°05'44" W	160.71'
L8	N 05°50'19" W	49.47'
L9	N 15°12'52" W	85.22'
L10	N 29°08'30" W	85.57'
L11	N 42°53'08" W	73.95'
L12	N 50°51'33" W	99.54'
L13	N 51°00'24" W	93.86'
L14	N 46°09'05" W	94.89'
L15	N 30°33'33" W	74.76'
L16	N 10°40'39" W	102.42'
L17	N 00°39'37" E	113.73'
L18	N 02°16'37" E	175.71'
L19	N 05°50'19" W	78.03'

SURVEY OF THREE TRACTS


Situated in Fraction 4, Section 10, T.10, R.14,
Dover Twp., Athens Co., OH
Survey Completed November, 2025

By: 
Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, OH 45780
740-592-5778



Description Checked for
Mathematical Accuracy
Athens County

ENGINEER'S OFFICE

BY: 
DATE: 11/14/25

0' 200' 400' 600'

Scale 1"=200'

○ = Iron pin set 5/8" rebar w/ plastic ID cap

● = Iron pin found unless otherwise noted

□ = Stone found

Bearings: N.A.D. 83 - Grid North - Ohio South Zone

Ref. Docs.: Tax Plats, Deeds, Existing Surveys

*Coordinates are to be used for GIS purposes only