

## 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"

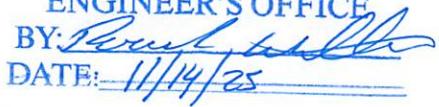
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

**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

