

**DESCRIPTION OF A 27.733 ACRE TRACT**  
**Tract A**

Situated in Section 12, T.10, R.14, Dover Township, Athens County, Ohio and being a the West half of Parcel G010010073607 as described in Volume 548, Page 46 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Commencing** at a stone found at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 12, thence S 03° 42' 22" W, 1881.44 feet to an iron pin set, passing a stone found at 1675.27 feet, thence N 86° 20' 43" W, 490.49 feet to an iron pin set and also being the **Point of Beginning** for the survey herein described:

Thence along new lines created by this survey:

**S 03° 47' 50" W, 1457.46 feet** to an iron pin set;

**S 47° 51' 45" W, 586.47 feet** to a point in Township Road 332 (Monserat Ridge Road), passing an iron pin set at 564.00 feet;

Thence along said road:

**N 60° 38' 29" W, 153.24 feet** to a point;

**N 59° 07' 52" W, 113.51 feet** to a point;

Thence leaving said road and along the lines of Williams (471-2501 O.R.) the following four courses:

(1) **N 06° 52' 43" E, 17.32 feet** to an iron pin found;

(2) **N 52° 27' 06" E, 256.10 feet** to an iron pin found;

(3) **N 15° 30' 01" W, 480.37 feet** to an iron pin found;

(4) **N 72° 36' 41" W, 180.00 feet** to an iron pin found;

Thence along the East line of Thomas (625-2012 O.R.),

**N 03° 07' 31" E, 1077.01 feet** to an iron pin found;

Thence along the South line of Zippert (183-797 D.R.),

**S 86° 20' 43" E, 800.34 feet** to the Point of Beginning and **containing 27.733 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

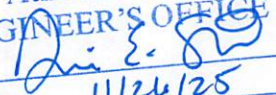
  
Jeb Branner, P.S. 8816  
P.O. Box 274  
The Plains, Ohio 45780  
740-592-5778



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

NOV 26 2025

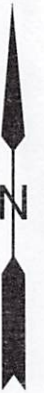
Jill Davidson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 11/26/25



ZIPPERT  
183-797 DR

Stone found (leaning)  
Northeast corner of  
the Northeast Quarter  
of Section 12  
\*N:532623.68, E:2085932.13



Southworth 7722

S 86°20'43" E  
800.34'

S 86°20'43" E  
490.49'

S 03°42'22" W  
206.17'

1881.44'  
1675.27'

P.O.B.  
Tract A

P.O.B.  
Tract B

**27.733 ACRES**

TRACT A

THE ROGERS NETWORK LLC  
620-115 OR  
SURVEY REF  
37.747 AC  
NEWMAN 8043  
JUN 2021

THOMAS  
625-2012 OR

N 03°07'31" E  
1077.01'

GRANTOR  
DRAKE  
548-46 OR  
G010010073607  
SURVEY REF  
55.794 AC  
SOUTHWORTH 7722  
SEP 2000

Southworth 7722  
(cap disfigured)

S 03°47'50" W  
1457.46'

SWOYER 6765  
WILLIAMS  
471-2501 OR  
SURVEY REF  
1.309 AC  
SWOYER 6765  
DEC 1995

N 15°30'01" W  
480.37'

Newman 8043

S 03°42'22" W  
2248.90'

LOUGHRIDGE  
322-2652 OR

**27.753 ACRES**

TRACT B

BUMGARDNER  
416-739 OR

Line Table		
LINE	BEARING	DISTANCE
L1	N 60°38'29" W	153.24'
L2	N 59°07'52" W	113.51'
L3	N 06°52'43" E	17.32'
L4	N 52°27'06" E	256.10'
L5	N 72°36'41" W	180.00'
L6	N 82°01'41" W	263.28'
L7	N 56°25'08" W	116.32'
L8	N 48°40'14" W	119.10'
L9	N 58°08'29" W	144.16'

Description Checked for  
Mathematical Accuracy

Athens County

ENGINEER'S OFFICE

BY: [Signature]  
DATE: 11/26/25

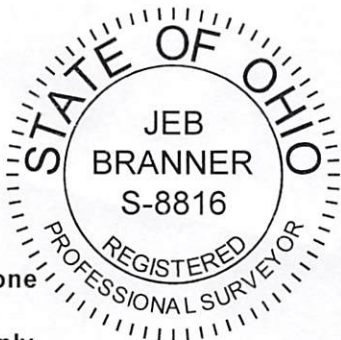


Scale 1"=300'

- = 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



SURVEY OF TWO TRACTS  
Situating in Section 12, T.10, R.14,  
Dover Twp., Athens Co., OH  
Survey Completed November, 2025

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

## DESCRIPTION OF A 27.753 ACRE TRACT

### Tract B

Situated in Section 12, T.10, R.14, Dover Township, Athens County, Ohio and being a the East half of Parcel G010010073607 as described in Volume 548, Page 46 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Commencing** at a stone found at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 12, thence S 03° 42' 22" W, 1881.44 feet to an iron pin set, passing a stone found at 1675.27 feet, said pin being the **Point of Beginning** for the survey herein described:

Thence along the West lines of The Rogers Network LLC (620-115 O.R.) and Loughridge (322-2652 O.R.),

**S 03° 42' 22" W, 2248.90 feet** to a point in Township Road 332 (Monserat Ridge Road), passing an iron pin found at 764.67 feet and an iron pin set at 2236.48 feet;

Thence along said road the following five courses:

- (1) **N 82° 01' 41" W, 263.28 feet** to a point;
- (2) **N 56° 25' 08" W, 116.32 feet** to a point;
- (3) **N 48° 40' 14" W, 119.10 feet** to a point;
- (4) **N 58° 08' 29" W, 144.16 feet** to a point;
- (5) **N 60° 38' 29" W, 351.11 feet** to a point;

Thence leaving said road and along new lines created by this survey:

**N 47° 51' 45" E, 586.47 feet** to an iron pin set, passing an iron pin set at 22.47 feet;

**N 03° 47' 50" E, 1457.46 feet** to an iron pin set;

Thence along the South line of Zippert (183-797 D.R.),

**S 86° 20' 43" E, 490.49 feet** to the Point of Beginning and **containing 27.753 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"

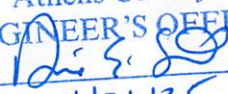
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Southworth 7722  
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DEC 1995

GRANTOR  
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LOUGHRIDGE  
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416-739 OR

**27.733 ACRES**

TRACT A

**27.753 ACRES**

TRACT B

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Description Checked for  
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Athens County  
ENGINEER'S OFFICE  
BY: [Signature]  
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0' 300' 600' 900'

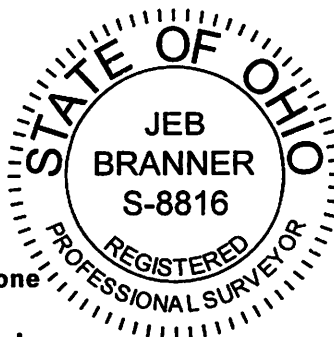


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