

DESCRIPTION OF A 0.033ACRE TRACT

Transfer between to adjoining owners to be continuous and contiguous with Parcel G010010037101, The Athens Conservancy (597-2162 O.R.)

Situated in Fraction 1, Section 14, T.10, R.14, Dover Township, Athens County, Ohio and being a part of Parcel G010010037102 as described in Volume 597, Page 2167 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin set in a previous survey bearing S 59° 53' 15" E, 3941.86 feet (calculated) from the Northwest corner of Section 14:

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

N 22° 41' 59" E, 120.88 feet to an iron pin set by a fence post;

N 01° 58' 16" W, 58.95 feet to an iron pin set by a fence post;

Thence along the East lines of Sheehan (597-2167 O.R.) the following two courses:

S 41° 13' 24" E, 40.24 feet to an iron pin set in a previous survey (buried under existing gravel parking lot);

S 26° 54' 26" W, 157.19 feet to the Point of Beginning and **containing 0.033 acres** and to be continuous and contiguous with Parcel G010010037101, The Athens Conservancy (597-2162 O.R.)


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"

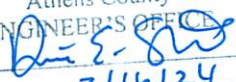
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

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 February, 2024 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: 2/16/24

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

FEB 16 2024

Jill Davidson
Athens County Auditor

TRANSFER BETWEEN ADJOINING OWNERS

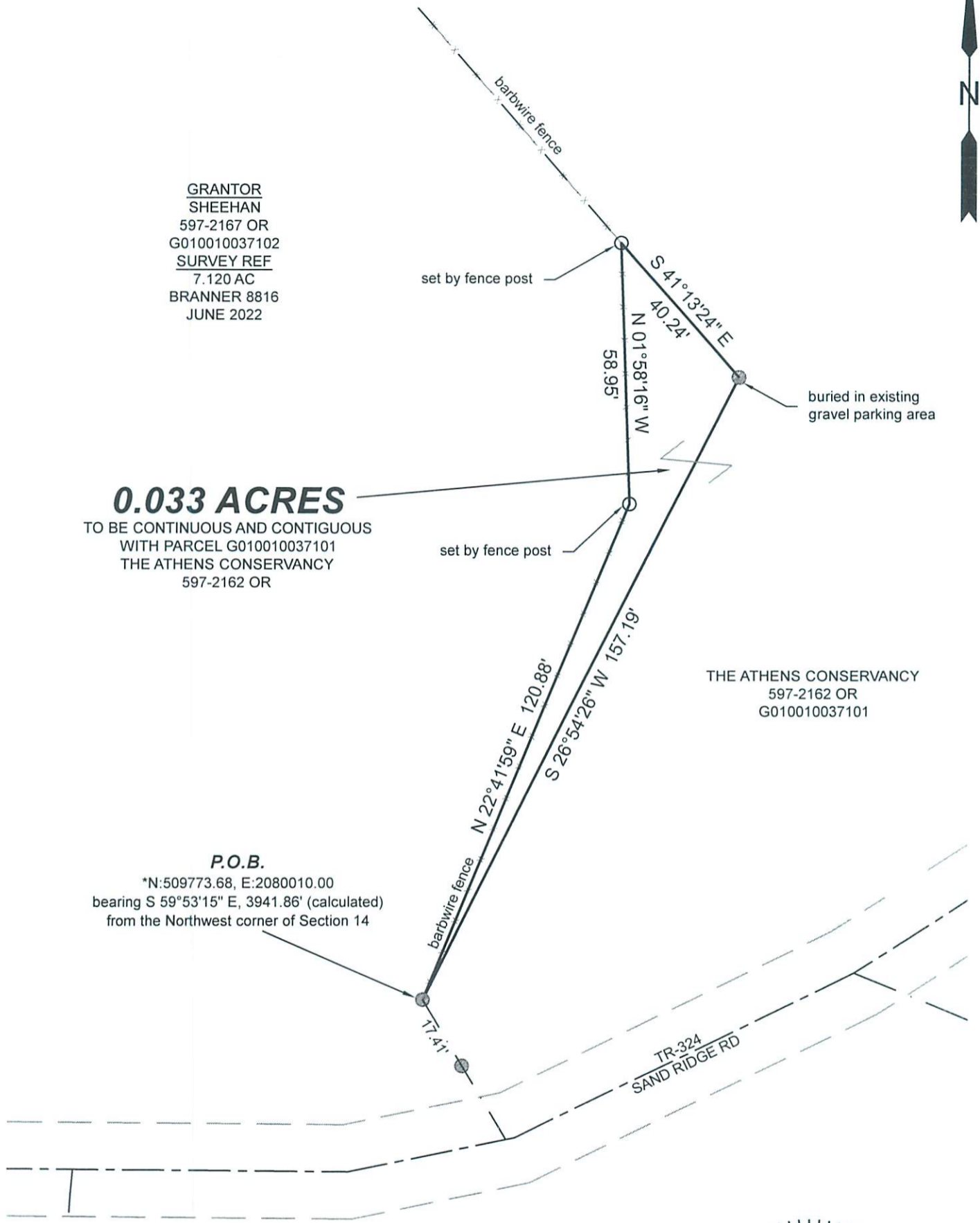


GRANTOR
SHEEHAN
597-2167 OR
G010010037102
SURVEY REF
7.120 AC
BRANNER 8816
JUNE 2022

0.033 ACRES
TO BE CONTINUOUS AND CONTIGUOUS
WITH PARCEL G010010037101
THE ATHENS CONSERVANCY
597-2162 OR

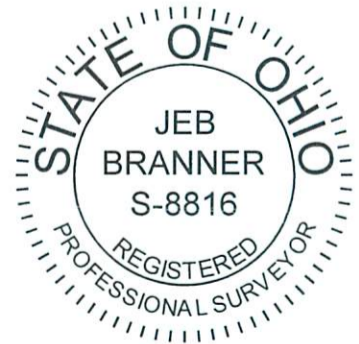
P.O.B.
*N:509773.68, E:2080010.00
bearing S 59°53'15" E, 3941.86' (calculated)
from the Northwest corner of Section 14

THE ATHENS CONSERVANCY
597-2162 OR
G010010037101



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Jeb Branner*
DATE: 2/16/24



0' 30' 60' 90'



Scale 1"=30'

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

● = Iron pin set in June, 2022 Survey

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 A 0.033 ACRE TRACT
Sited in Fraction 1, Section 14,
T.10, R.14, Dover Twp., Athens Co., OH
Surveyed February, 2024

By: *JEB*
Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, OH 45780