

DESCRIPTION OF A 5.270 ACRE TRACT

Situated in Section 16, T.10, R.14, Dover Township, Athens County, Ohio and being a part of Parcels G010010025400 & G010010025500 as described in Volume 305, Page 759 & Volume 126, Page 751 (respectively) of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found (bent) that bears S 45° 45' 46" W, 2239.80 feet from an iron pin in the center of County Road 27 (Millfield Road) and being the Northeast corner of Section 16:

Thence along the West line of Parcel G010010025500, Bateman (126-751 O.R.) the following two courses:

S 05° 06' 45" W, 160.01 feet to an iron pin found (pinch pipe);

S 56° 13' 15" E, 576.69 feet to an iron pin set;

Thence along a new line created by this survey,

N 62° 54' 59" E, 131.97 feet to a point in County Road 28 (McDougal Road), passing an iron pin set at 99.87 feet;

Thence along said road,

S 36° 10' 52" E, 50.64 feet to railroad spike found;

Thence leaving said road and along the Northwest line of Trustees of Dover Township (181-672 O.R.),

S 62° 54' 39" W, 112.09 feet to an iron pin set, passing an iron pin set at 25.95 feet;

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

(1) **S 83° 56' 28" W, 730.50 feet** to an iron pin set;

(2) **N 03° 56' 55" W, 490.95 feet** to an iron pin set;

(3) **N 68° 10' 21" E, 266.68 feet** to the Point of Beginning and **containing 5.270 acres total** of which 5.130 acres are contained within Parcel G010010025400 and 0.140 acres are contained within Parcel G010010025500.

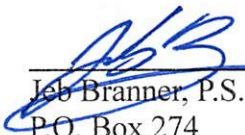
Subject to all easements and rights of way of record.

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 April, 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: 5/7/25

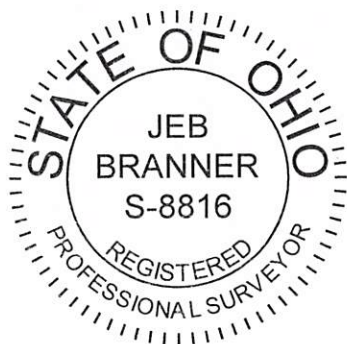
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

MAY 07 2025

Jill Davidson
Athens County Auditor

SURVEY OF A 5.270 ACRE TRACT
Situating in Section 16, T.10, R.14,
Dover Twp., Athens Co., OH
Survey Completed April, 2025

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



GRANTOR
BATEMAN
305-759 OR
G010010025400

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY [Signature]
DATE: 5/7/25

0' 100' 200' 300'



Scale 1"=100'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found unless otherwise noted
- ▲ = Railroad spike 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

