

DESCRIPTION OF A 6.94 ACRE TRACT

Situated in Section 16., T.10, R.14, Dover Township, Athens County, Ohio and being a part of a tract of land as described in Volume 268, Page 1573 (Hunter) of the Official Records of Athens County (G010010071006) and being more particularly described as follows:

Beginning at an iron pin found at the Easterly most corner of Lot # 1 of the Highfield Subdivision, said pin bears South 84 degrees 03 minutes 24 seconds West, 3156.92 feet from the North-east corner of Section 16;

Thence along the westerly Right of Way of Highfield Drive:

S 47° 16' 37" E, 407.08 feet to a point in State Route 13, passing an iron pin set at 362.08 feet;

Thence, along State Route 13:

S 51° 50' 21" W, 729.45 feet to a point;

Thence, leaving State Route 13 and along a new line created by this survey:

N 44° 59' 27" W, 773.90 feet to an iron pin found at the Southerly most corner of Lot#3 of the Highfield Subdivision, passing an iron pin set at 75.00 feet;

Thence, along the line of said lot (Hogue 295-1841 O.R.):

N 48° 24' 58" E, 104.62 feet to an iron pin found at the Westerly most corner of Lot#2 of the Highfield Subdivision (Young 557-347 O.R.)

Thence, along the lines of Lot #2 (Young 557-347 O.R.) and Lot#1 (Hockenberger, 426-2255 O.R.):

S 48° 51' 43" E, 488.78 feet to an iron pin found;

Thence, along the line of Lot#1 (Hockenberger, 426-2255 O.R.):

N 41° 00' 00" E, 572.00 feet to the point of beginning and containing **6.94 acres.**


Subject to all easements and rights of way of record.

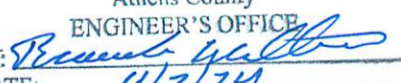
Iron pins set are 5/8"x30" rebar with plastic I.d. cap stamped Branner P.S. 6805

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

The attached plat is to be considered and integral part of this description

The above description is based on a survey completed April 2024


John M. Branner P.S. 6805

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 4/2/24



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

APR 02 2024

Jill Davidson
Athens County Auditor

HOGUE MARIE J
LOT 3 HIGHFIELD SD
295-1841 O.R.

YOUNG SCOTT B
LOT 2 HIGHFIELD SD
557-347 O.R.

HOCKENBERGER KELLY L
LOT 1 HIGHFIELD SD
426-2255 O.R.

G010010071006
HUNTER JOHN L
268-1573 O.R.

P.O.B. Bears
S 84° 03' 24" W 3156.92'
from N.E. Cor. of Sec. 16
N- 521750.13 *
E- 2079457.70

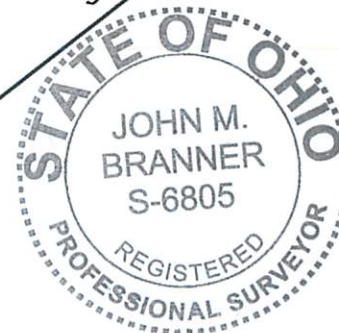
6.94 ACRES

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *John M. Branner*
DATE: 4/2/24

SURVEY OF A 6.94 ACRE TRACT
Situated in Section 16 , T.10, R.14,
Dover Twp., Athens Co., Oh.
Surveyed Completed March, 2024

By: *John M. Branner*
John M. Branner, P.S. 6805
12500 N. Peach Ridge Rd.
Athens, Oh 45701



Scale 1"=100'

- = 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

