

DESCRIPTION OF A 0.329 ACRE TRACT
to be continuous and contiguous with G010010012000, Carl (577-860 O.R.)

Situated in Section 2, T.10, R.14, Dover Township, Athens County, Ohio and being a part of Parcel G010010011900 as described in Volume 577, Page 863 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a point in a creek bearing S 04° 03' 35" E, 816.97 feet from an iron pin found at the Northwest corner of the Southeast Quarter of Section 2:

Thence along said creek the following four courses:

- (1) S 80° 00' 16" W, 50.68 feet to a point;
- (2) S 71° 22' 41" W, 20.84 feet to a point;
- (3) S 49° 52' 40" W, 58.21 feet to a point;
- (4) S 36° 09' 12" W, 55.93 feet to a point on a bridge in Township Road 326 (Keirns Road);

Thence along said road,

N 04° 36' 36" E, 246.12 feet to a point with an iron pin set bearing N 07° 22' 52" E, 50.13 feet;

Thence leaving said road and along the West line of Carl (577-860 O.R.),

S 40° 52' 23" E, 194.67 feet to the point of beginning **and containing 0.329 acres** which is to be continuous and contiguous with G010010012000, Carl (577-860 O.R.).

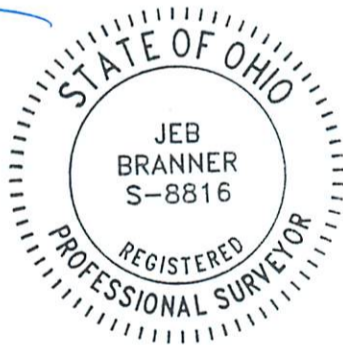
Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar with I.D. Cap stamped "Branner Surveying 8816"

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

The above description is based on a field survey completed June, 2021 by

Jeb Branner, P.S. 8816



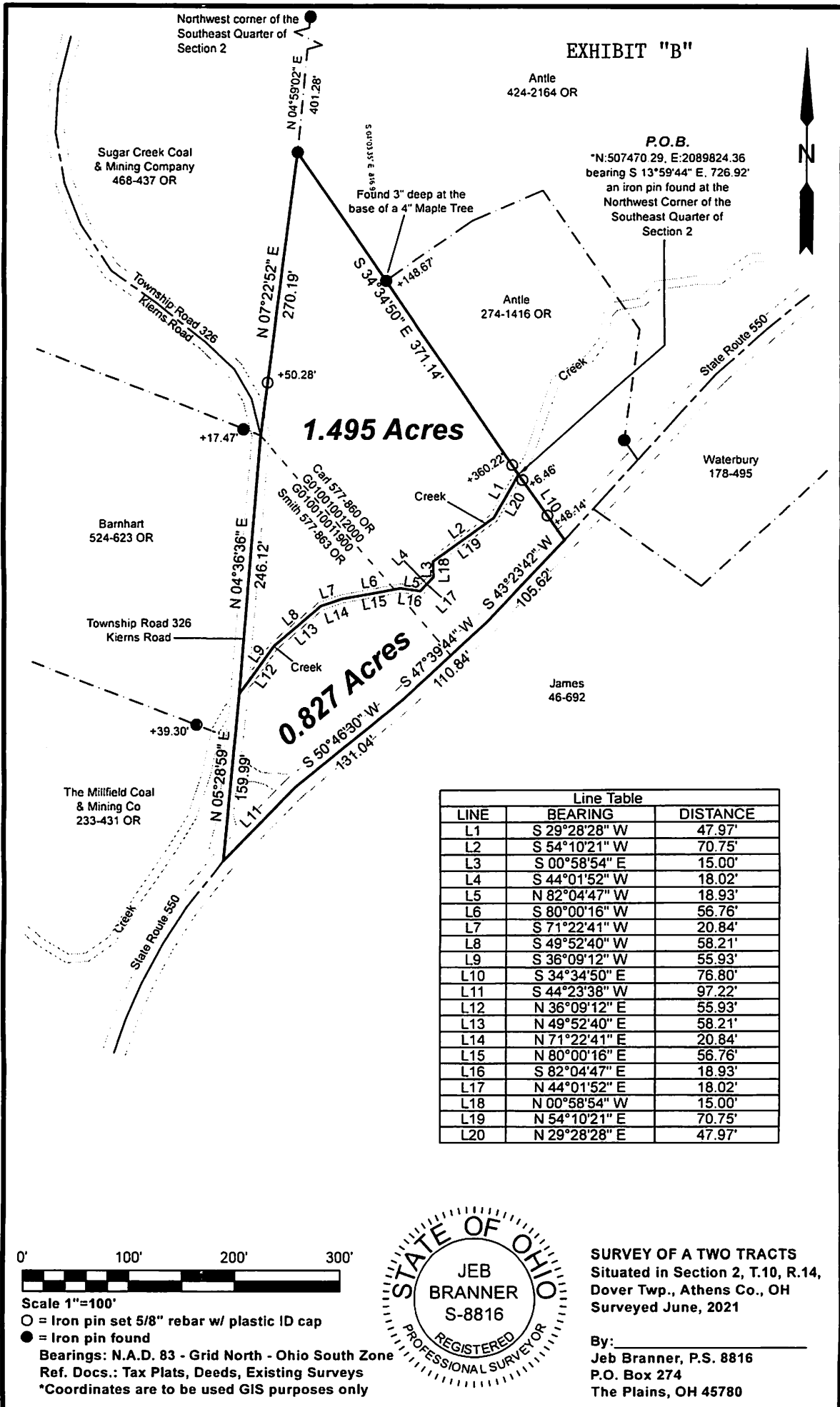
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *David E. SW*
DATE: 6/23/21

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

JUN 23 2021

Jill Thompson
Athens County Auditor

EXHIBIT "B"



Antle
424-2164 OR

P.O.B.
*N:507470.29, E:2089824.36
bearing S 13°59'44" E, 726.92'
an iron pin found at the
Northwest Corner of the
Southeast Quarter of
Section 2

Antle
274-1416 OR

Waterbury
178-495

James
46-692

1.495 Acres

0.827 Acres

Line Table		
LINE	BEARING	DISTANCE
L1	S 29°28'28" W	47.97'
L2	S 54°10'21" W	70.75'
L3	S 00°58'54" E	15.00'
L4	S 44°01'52" W	18.02'
L5	N 82°04'47" W	18.93'
L6	S 80°00'16" W	56.76'
L7	S 71°22'41" W	20.84'
L8	S 49°52'40" W	58.21'
L9	S 36°09'12" W	55.93'
L10	S 34°34'50" E	76.80'
L11	S 44°23'38" W	97.22'
L12	N 36°09'12" E	55.93'
L13	N 49°52'40" E	58.21'
L14	N 71°22'41" E	20.84'
L15	N 80°00'16" E	56.76'
L16	S 82°04'47" E	18.93'
L17	N 44°01'52" E	18.02'
L18	N 00°58'54" W	15.00'
L19	N 54°10'21" E	70.75'
L20	N 29°28'28" E	47.97'



Scale 1"=100'

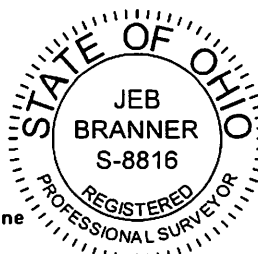
○ = Iron pin set 5/8" rebar w/ plastic ID cap

● = Iron pin found

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

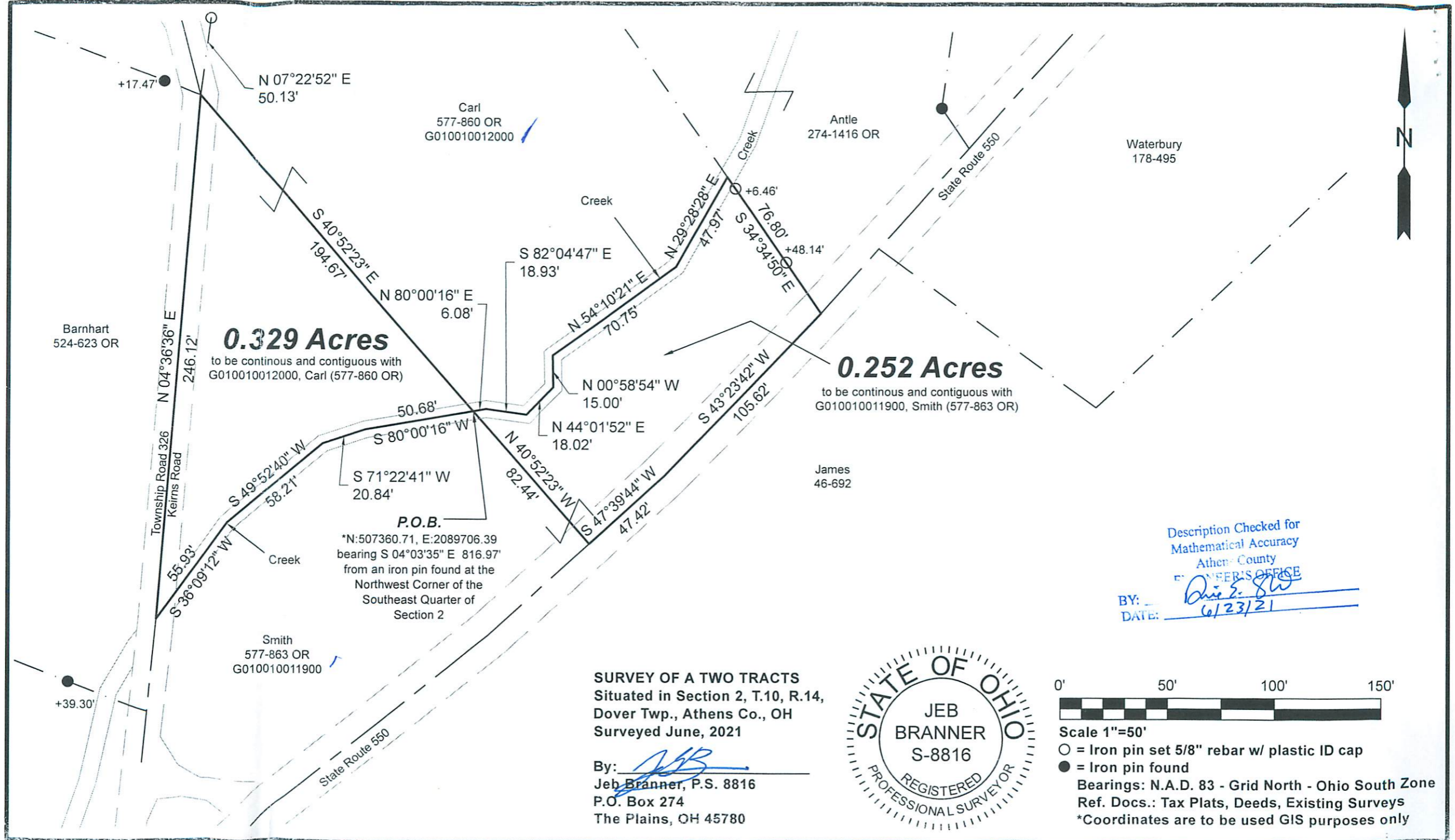
Ref. Docs.: Tax Plats, Deeds, Existing Surveys

*Coordinates are to be used GIS purposes only



SURVEY OF A TWO TRACTS
Situating in Section 2, T.10, R.14,
Dover Twp., Athens Co., OH
Surveyed June, 2021

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




0.329 Acres
to be continuous and contiguous with
G010010012000, Carl (577-860 OR)


0.252 Acres
to be continuous and contiguous with
G010010011900, Smith (577-863 OR)

P.O.B.
*N:507360.71, E:2089706.39
bearing S 04°03'35" E 816.97'
from an iron pin found at the
Northwest Corner of the
Southeast Quarter of
Section 2

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Dover Twp., Athens Co., OH
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By: 
Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, OH 45780



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 6/23/21



Scale 1"=50'
○ = Iron pin set 5/8" rebar w/ plastic ID cap
● = Iron pin found
Bearings: N.A.D. 83 - Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys
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