

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

AUG 11 2025

Jill Davidson  
Athens County Auditor

### DESCRIPTION OF A 33.014 ACRE TRACT

Situated in Section 3, T.10, R.14, Dover Township, Athens County, Ohio, and being more particularly described as follows:

Beginning at a stone found at the North-west corner of Miller ( 546-1780 O.R.) that bears N 03° 28' 59" E, 2202.99 feet from a stone found at the South-west corner of the North-east Quarter of Section 3;

Thence, along the lines of Balch (295-612 O.R., 129-551 O.R.):

S 86° 44' 05" E, 995.54 feet to a stone found, passing an iron pin set at 82.59 feet;

Thence, along the lines of Balch (129-551 O.R.) and Matheny(585-139 O.R.):

S 86° 40' 07" E, 1717.55 feet to an iron pin found, passing iron pins found at 670.30 feet and 1185.18 feet;

Thence, along the line of Keirns ( 262-1690 O.R.):

S 3° 26' 56" W, 1316.30 feet to a point in McDougal Road, passing an iron pin set at 1273.83 feet;

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

N 67° 28' 09" W, 90.73 feet;

N 74° 10' 59" W, 82.45 feet;

N 80° 45' 21" W, 69.44 feet;

N 89° 14' 46" W, 49.87 feet;

S 84° 19' 37" W, 29.87 feet;

S 78° 07' 58" W, 103.61 feet;

S 72° 14' 18" W, 81.08 feet;

Thence, leaving said road and along an existing gravel drive:

N 10° 25' 22" E, 130.80 feet to an iron pin set on the east edge of said drive, passing a railroad spike set in the drive at 19.23 feet;

N 83° 28' 34" E, 5.10 feet to an iron pin set;

N 0° 20' 15" E, 124.07 feet to an iron pin set;

N 40° 11' 34" E, 29.65 feet to an iron pin set;

N 1° 31' 49" E, 272.49 feet to an iron pin set;

N 62° 30' 25" W, 378.28 feet to an iron pin set;

N 68° 19' 39" W, 1312.03 feet to an iron pin set;

N 73° 01' 42" W, 672.66 feet to an iron pin set, passing an iron pin set at 634.51 feet;

Thence, along the line of Renz (199-29 O.R.):

N 03° 28' 59" E, 46.62 feet to the point of beginning and containing 33.014 acres.

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

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

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

The above description is based on a field survey completed June, 2025 by

John M. Branner, P.S. 6805



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *garrett mack*  
DATE: *8/8/2025*

AUG 11 2025

Jill Davidson  
Athens County Auditor

### DESCRIPTION OF A 32.742 ACRE TRACT

Situated in Section 3, T.10, R.14, Dover Township, Athens County, Ohio and being more particularly described as follows:

Commencing at a stone found at the North-west corner of Miller ( 546-1780 O.R.) that bears N 03° 28' 59" E, 2202.99 feet from a stone found at the South-west corner of the North-east Quarter of Section 3;

Thence, along the lines of Balch (295-612 O.R., 129-551 O.R.):

S 86° 44' 05" E, 995.54 feet to a stone found, passing an iron pin set at 82.59 feet;

Thence, along the lines of Balch (129-551 O.R.) and Matheny (585-139 O.R.):

S 86° 40' 07" E, 1717.55 feet to an iron pin found, passing iron pins found at 670.30 feet and 1185.18 feet;

Thence, along the line of Keirns ( 262-1690 O.R.):

S 3° 26' 56" W, 1316.30 feet to a point in McDougal Road, passing an iron pin set at 1273.83 feet, to the point of beginning for the tract of land herein described:

Thence, leaving said road and along the line of Cook (502-50 O.R.):

S 3° 26' 56" W, 866.26 feet to a stone found, passing an iron pin set at 12.21 feet;

Thence, along the line of Langdon ( 288-2066 O.R.):

N 87° 07' 26" W, 2168.54 feet to an iron pin set;

Thence, along the line of Heit (563-1752 O.R.):

N 2° 39' 24" E, 388.75 feet to a point in McDougal Road, passing an iron pin found at 370.70 feet;

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

S 85° 38' 38" E, 159.79 feet;

N 88° 04' 29" E, 58.90 feet;

N 78° 35' 25" E, 77.01 feet;

N 71° 19' 37" E, 54.08 feet;

N 67° 41' 11" E, 380.39 feet;

N 72° 49' 13" E, 121.73 feet;

N 79° 22' 57" E, 55.76 feet;

S 89° 45' 59" E, 54.45 feet;

S 82° 54' 08" E, 38.30 feet;

S 77° 04' 14" E, 95.03 feet;

S 78° 42' 50" E, 95.68 feet;

S 85° 43' 38" E, 59.97 feet;

N 85° 52' 21" E, 42.41 feet;

N 75° 03' 16" E, 51.14 feet;

N 64° 56' 05" E, 47.68 feet;

N 59° 37' 16" E, 196.79 feet;

N 64° 17' 17" E, 132.10 feet;

N 68° 56' 49" E, 85.46 feet;

N 72° 14' 18" E, 81.08 feet;

N 78° 07' 58" E, 103.61 feet;

N 84° 19' 37" E, 29.87 feet;

S 89° 14' 46" E, 49.87 feet;

S 80° 45' 21" E, 69.44 feet;

S 74° 10' 59" E, 82.45 feet;

S 67° 28' 09" E, 90.73 feet to the point of beginning and containing 32.742 acres and subject to all easements and rights of way of record. Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805. Basis of bearings are Grid North – N.A.D. 83, Ohio South Zone. The attached plat is to be considered an integral part of this description and based on a field survey completed June, 2025 by John M. Branner P.S.6805

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Garrett Mach  
DATE: 8/8/2025





AUG 11 2025

Jill Davidson  
Athens County Auditor

### DESCRIPTION OF A 65.753 ACRE TRACT

Situated in Section 3, T.10, R.14, Dover Township, Athens County, Ohio, and being more particularly described as follows:

Commencing at a stone found at the North-west corner of Miller ( 546-1780 O.R.) that bears N 03° 28' 59" E, 2202.99 feet from a stone found at the South-west corner of the North-east Quarter of Sec.3;

Thence, S 03° 28' 59" W, 46.62 feet from an iron pin set and being the point of beginning for the tract of land herein described:

Thence, along new lines created by this survey:

S 73° 01' 42" E, 672.66 feet to an iron pin set;

S 68° 19' 39" E, 1312.03 feet to an iron pin set;

S 62° 30' 25" E, 378.28 feet to an iron pin set;

S 1° 31' 49" W, 272.49 feet; to an iron pin set;

S 40° 11' 34" W, 29.65 feet to an iron pin set;

S 0° 20' 15" W, 124.07 feet to an iron pin set;

S 83° 28' 34" W, 5.10 feet to an iron pin set;

S 10° 25' 22" W, 130.80 feet to a point in McDougal Road, passing a railroad spike set at 111.57 feet;

Thence, along said road:

S 68° 56' 49" W, 85.46 feet;

S 64° 17' 21" W, 132.10 feet;

S 59° 37' 13" W, 196.79 feet;

S 64° 56' 05" W, 47.68 feet;

S 75° 03' 16" W, 51.14 feet;

S 85° 52' 21" W, 42.41 feet;

N 85° 43' 38" W, 59.97 feet;

N 78° 42' 50" W, 95.68 feet;

N 77° 04' 14" W, 95.03 feet;

N 82° 54' 08" W, 38.30 feet;

N 89° 45' 59" W, 54.45 feet;

S 79° 22' 57" W, 55.76 feet;

S 72° 49' 13" W, 121.73 feet;

S 67° 41' 11" W, 380.39 feet;

S 71° 19' 37" W, 54.08 feet;

S 78° 35' 25" W, 77.01 feet;

S 88° 04' 29" W, 58.90 feet;

N 85° 38' 38" W, 159.79 feet;

N 82° 55' 16" W, 166.01 feet;

N 83° 41' 24" W, 176.91 feet;

N 77° 41' 01" W, 200.30 feet;

Thence, leaving said road and along the lines of Alvis ( 472-1929 O.R.), Sutton (585-2489 O.R.) and Renz (199-29 O.R.):

N 3° 28' 59" E, 1711.98 feet , passing an iron pin set at 23.12 feet, to the point of beginning and .containing 65.753 acres, more or less.

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

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

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

The above description is based on a field survey completed June, 2025 by

John M. Branner, P.S. 6805

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: garrett mard  
DATE: 8/8/2025



**Survey of Three Tracts  
Situated in Section 3, T.10, R.14,  
Dover Twp., Athens Co., OH  
Surveyed June 2025**

0' 300' 600' 900'

Scale 1 inch = 300 feet

□ = stone fd.

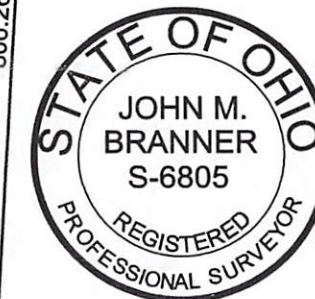
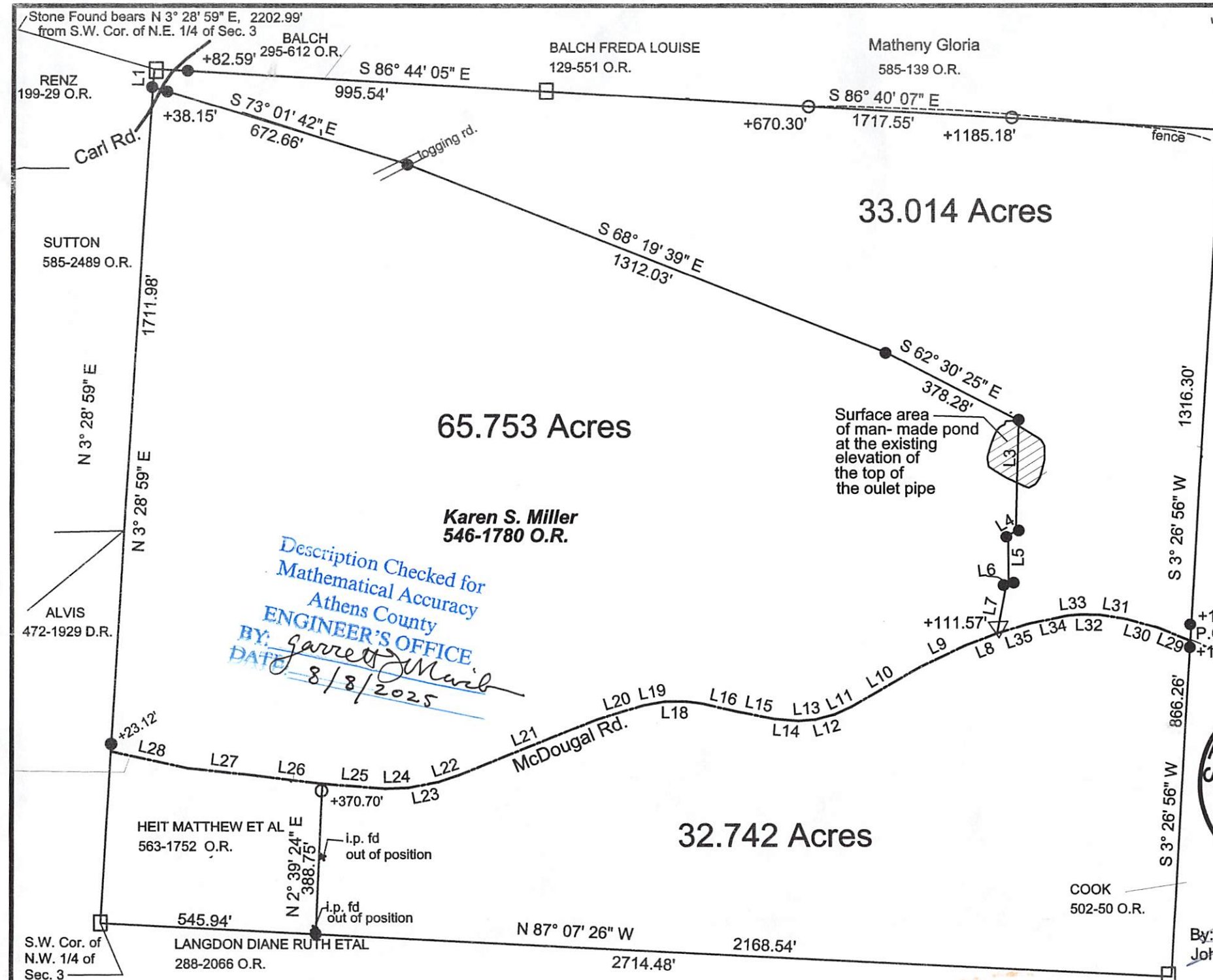
● = Iron pin set 5/8" rebar w/ plastic ID cap

○ = Iron pin found

▽ = R.R.S. set

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

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



By: *John M. Branner*  
John M. Branner, P.S. 6805