

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

John M. Branner



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



John M. Branner

Legal Description Pre-Approval
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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 *John M. Branner*

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



Stone Found bears N 3° 28' 59" E, 2202.99' from S.W. Cor. of N.E. 1/4 of Sec. 3

BALCH
RENZ
199-29 O.R.

+82.59' 295-612 O.R.
S 86° 44' 05" E
995.54'
+38.15'
S 73° 01' 42" E
672.66'

BALCH FREDA LOUISE
129-551 O.R.

Matheny Gloria

585-139 O.R.

S 86° 40' 07" E
+670.30' 1717.55'
+1185.18'

fence

Carl Rd.

SUTTON
585-2489 O.R.

N 3° 28' 59" E

N 3° 28' 59" E

33.014 Acres

Karen S. Miller
546-1780 O.R.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Garrett M. Marib
DATE: 8/8/2025

ALVIS
472-1929 D.R.

*23.12'

HEIT MATTHEW ET AL
563-1752 O.R.

N 2° 39' 24" E
388.75'

i.p. fd
out of position

545.94'

LANGDON DIANE RUTH ETAL
288-2066 O.R.

S.W. Cor. of
N.W. 1/4 of
Sec. 3

N 87° 07' 26" W

2714.48'

2168.54'

33.014 Acres

Surface area
of man-made pond
at the existing
elevation of
the top of
the outlet pipe

L13 L14 L15 L16 L17 L18 L19 L20 L21
McDougal Rd.
L22 L23 L24 L25 L26 L27 L28

+111.57' +1273.83'
L7 L8 L35 L34 L33 L32 L31 L30 L29
P.O.B. +12.21'

KEIRNS
262-1690 O.R.

S 3° 26' 56" W 1316.30'

S 3° 26' 56" W 866.26'

COOK
502-50 O.R.

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.

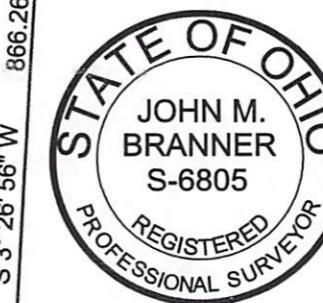
● = Iron pin set 5/8" rebar w/ plastic ID cap

○ = 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, P.S. 6805

Line	Bearing	Distance
1	N 03° 28' 59" E	46.62'
3	S 1° 31' 49" W	272.49'
4	S 40° 11' 34" W	29.65'
5	S 0° 20' 15" W	124.07'
6	S 83° 28' 34" W	5.10'
7	S 10° 25' 22" W	130.80'
8	S 68° 56' 49" W	85.46'
9	S 64° 17' 17" W	132.10'
10	S 59° 37' 16" W	196.79'
11	S 64° 56' 05" W	47.68'
12	S 75° 03' 16" W	51.14'
13	S 85° 52' 21" W	42.41'
14	N 85° 43' 38" W	59.97'
15	N 78° 42' 50" W	95.68'
16	N 77° 04' 14" W	95.03'
17	N 82° 54' 08" W	38.30'
18	N 89° 45' 59" W	54.45'
19	S 79° 22' 57" W	55.76'
20	S 72° 49' 13" W	121.73'
21	S 67° 41' 11" W	380.39'
22	S 71° 19' 37" W	54.08'
23	S 78° 35' 25" W	77.01'
24	S 88° 04' 29" W	58.90'
25	N 85° 38' 38" W	159.79'
26	N 82° 55' 16" W	166.01'
27	N 83° 41' 24" W	176.91'
28	N 77° 41' 01" W	200.29'
29	N 67° 28' 09" W	90.73'
30	N 74° 10' 59" W	82.45'
31	N 80° 45' 21" W	69.44'
32	N 89° 14' 46" W	49.87'
33	S 84° 19' 37" W	29.87'
34	S 78° 07' 58" W	103.61'
35	S 72° 14' 18" W	81.08'