

DESCRIPTION OF A 14.04 ACRE TRACT

Situated in Section 8. T.10, R.14, Dover Township, Athens County, Ohio and being a part of a tract of land as described in Volume 94, Page 27 of the Official Records of Athens County (G010010030900) and being more particularly described as follows:

Beginning at a stone found at the North-east corner of the South-west Quarter of Section 8; Thence, along the south-lines of Poebark L.L.C. (582-1779 O.R.) and Blaser (508-960 O.R.) **S 86° 05' 05" E, 967.78 feet** to a railroad spike found in Mill Creek Rd, passing an iron pin found at 300.00 feet;

Thence, along new lines created by this survey and along Mill Creek Road:

S 8° 28' 16" W, 168.11 feet to a point;

S 17° 54' 59" W, 88.72 feet to a point;

S 35° 29' 26" W, 89.65 feet to a point;

S 42° 36' 27" W, 161.27 feet to a point;

S 40° 45' 06" W, 315.04 feet to a point;

S 47° 03' 56" W, 136.98 feet to a point;

S 55° 17' 59" W, 136.78 feet to a railroad spike set at the intersection of Mill Creek Road with Barnes Road;

Thence, along Barnes Road:

N 30° 36' 05" W, 317.10 feet to a point;

N 32° 14' 05" W, 374.79 feet to a point;

N 28° 39' 27" W, 215.33 feet to a point;

N 39° 06' 09" W, 198.70 feet to a point;

Thence, leaving Barnes Road and along the south-line of Athens Hills Properties L.L.C. (588-2073 O.R.)

S 86° 41' 24" E, 256.50 feet, passing an iron pin set at 24.00 feet, to the point of beginning and containing 14.04 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 an integral part of this description

The above description is based on a survey completed October 2023 by

John M. Branner P.S. 6805

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Patricia L. Walker*
DATE: 10/19/23



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

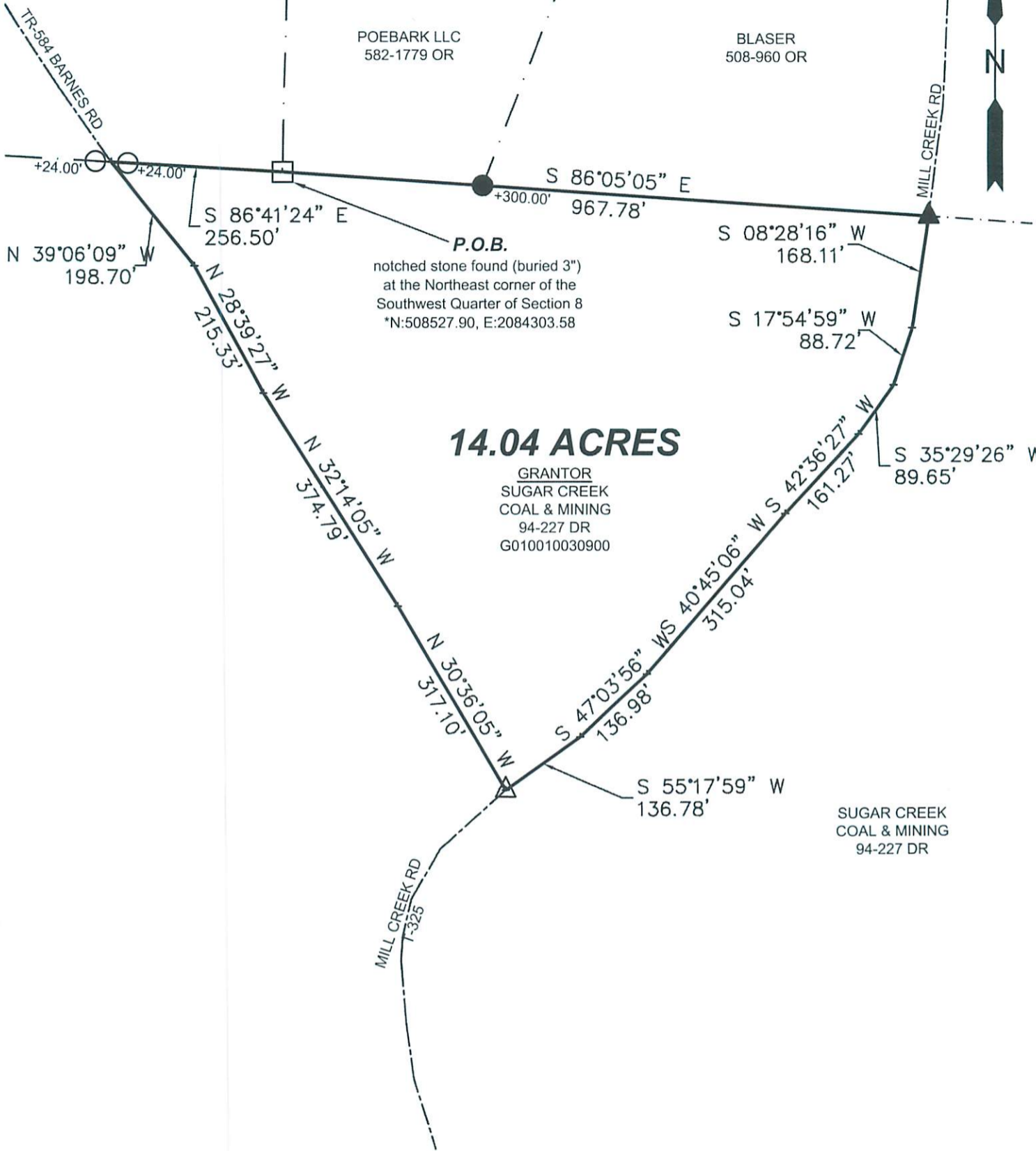
OCT 19 2023

Jill Davidson
Athens County Auditor

ATHENS HILLS
PROPERTIES LLC
588-2073 OR

POEBARK LLC
582-1779 OR

BLASER
508-960 OR



14.04 ACRES

GRANTOR
SUGAR CREEK
COAL & MINING
94-227 DR
G010010030900

P.O.B.
notched stone found (buried 3")
at the Northeast corner of the
Southwest Quarter of Section 8
*N:508527.90, E:2084303.58

SUGAR CREEK
COAL & MINING
94-227 DR

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Rebecca Wilton*
DATE: 10/19/23



Scale 1"=200'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found
- = Stone found
- ▲ = Railroad spike found
- △ = Railroad spike set

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 14.04 ACRE TRACT
Sited in Section 8, T.10, R.14,
Dover Twp., Athens Co., OH
Surveyed October, 2023

By: *John M. Branner*
John M. Branner, P.S. 6805
P.O. Box 274
The Plains, OH 45780