

DESCRIPTION OF A 45.332 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:

Commencing at a stone found at the North-east corner of the South-west Quarter of Section 8; Thence, North 86 degrees 41 minutes 24 seconds West, 256.50 feet (passing an iron pin set at 232.50 feet to a point in Barnes Road, said point being the point of beginning for the tract of land herein described:

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

S 39° 06' 09" E, 198.70 feet to a point;
S 28° 39' 27" E, 215.33 feet to a point;
S 32° 14' 05" E, 374.79 feet to a point;
S 30° 36' 05" E, 317.10 feet to a railroad spike set at the intersection of Barnes Road with Mill Creek Road;

Thence, along Mill Creek Road:

S 48° 31' 19" W, 131.81 feet to a point;
S 30° 21' 34" W, 86.51 feet to a point;
S 13° 15' 27" W, 57.02 feet to a point;
S 3° 58' 57" W, 35.25 feet to a point;
S 4° 30' 50" E, 96.84 feet to a point;
S 7° 55' 59" E, 87.24 feet to a point;

Thence, leaving said road and along the north-lines of Canter (393-1009 O.R.) and Henry (239- 01 O.R.):

N 86° 41' 26" W, 1605.11 feet to an iron pin set, passing an iron pin set at 24.00 feet;
Thence, along the East-lines of Solid Ground Farm L.L.C. (558-2098 O.R.), Kisor (373-317 O.R.) and Ingram (603-1076 O.R.)
N 03° 23' 32" E, 1340.32 feet to an iron in set, passing an iron pin found at 1271.08 feet;
Thence, along the south-lines of Ingram (603-1076 O.R.), Westerviller (237-40 O.R.):
S 86° 41' 24" E, 1073.33 feet (passing an iron pin set at 1049.33 feet to the point of beginning and containing 45.332 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

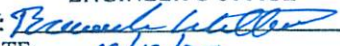

John M. Branner P.S. 6805

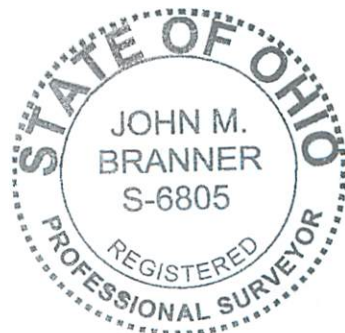
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

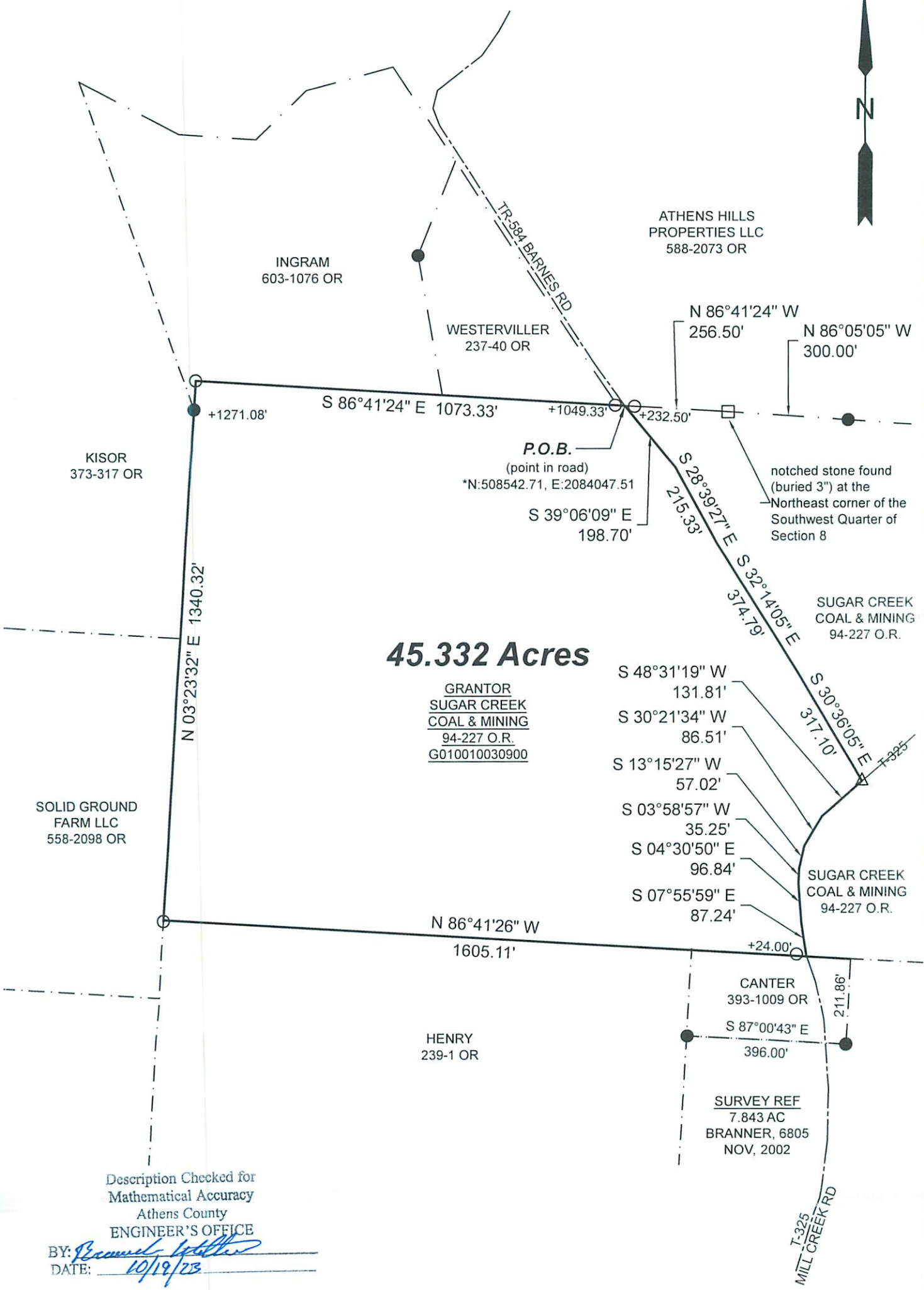
OCT 19 2023

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 10/19/23





45.332 Acres

GRANTOR
SUGAR CREEK
COAL & MINING
94-227 O.R.
G010010030900

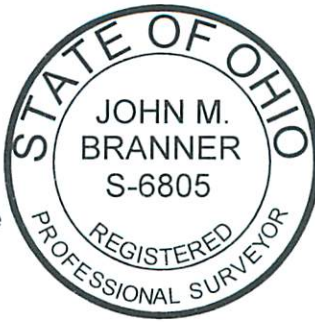
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *John M. Branner*
DATE: *10/19/23*



- Scale 1"=300'
- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found
- = Stone 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 45.332 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