

**DESCRIPTION OF A 34.065 ACRE TRACT**

Situated in Fractions 3 & 12 of Section 9 , T.10, R.14, Dover Township, Athens County , Ohio and being parts of the David and Meta L. Stover First and Second Parcel as described in Volume 408, Page 1185 of the Official Records of Athens County and being more particularly described as follows:

Beginning at an iron pin set on the East-line of Fraction 12, said pin bears North 03 degrees 27 minutes 10 seconds East, 308.15 feet from a 72 inch double oak taken to be the South-east corner of Fr#12;

Thence, along the line of Duncan ( 340-785 D,R, )

S 3° 27' 10" W, 658.44 feet to an iron pin set;

Thence, along the lines of DeSilva ( 75-205 O.R.)

N 86° 39' 48" W, 363.00 feet to an iron pin set;

S 3° 40' 32" W, 784.74 feet to an iron pin set;

Thence, along the line of Castro ( 447-57 O.R.)

N 86° 08' 24" W, 499.35 feet to an iron pin found;

Thence, along the line of Dobo (438-137 O.R.)

N 28° 01' 43" W, 562.51 feet to an iron pin found;

Thence, along the line of Dobo (586-2397 O.R.)

N 2° 18' 09" E 676.20 to an iron pin found;

Thence, along the line of Lyons ( 572-2466 O.R.)

N 3° 31' 56" E 461.62 feet to a railroad spike found in McDougal Road, passing an iron pin set at 431.62 feet;

Thence, along said road:

N 78° 23' 54" E, 197.12 feet to a point;

N 85° 16' 29" E, 101.95 feet to a point;

N 88° 29' 48" E, 196.33 feet to a point;

N 73° 53' 59" E, 70.04 feet to a point;

N 54° 15' 58" E, 70.16 feet to a point;

N 42° 41' 23" E, 32.23 feet to a point;

N 37° 17' 26" E, 34.71 feet to a point;

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

S 22° 26' 48" E, 396.10 feet to an iron pin set, passing iron pins set at 38.07 feet and 152.61 feet;

S 82° 29' 39" E. 352.99 feet to an iron pin set, said pin being the point of beginning and containing 34.97 acres.

Excepting from the above 0.905 acres (Sunday Creek Valley Water District ( 329-1182 O.R.), leaving after said exception 34.065 acres of which 11.676 acres are out of PID# G010010028100 and 22.38 acres are out of P.I.D.# G010010028200.

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 Surveying P.S. 6805

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


The above description is based on a field survey completed May 2022.

  
John M. Branner P.S. 6805  
12500 N. Peach Ridge Rd.  
Athens , Oh. 45701  
740-541-0350

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

**MAY 23 2022**

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 5/23/22

John M. Branner P.S. 6805  
 12500 N. Peach Ridge Rd.  
 Athens, Ohio 45701

Surveyed May 2022  
 Athens County, Ohio  
 Section 9, T.10, R.14, Dover Twp.  
 a 6.51 Acre Tract in Fr. 3 & 12  
 447-87 O.R.

BY: *John M. Branner*  
 ENGINEER'S OFFICE  
 Athens County  
 Mathematical Accuracy  
 Description Checked for  
 438-0137 O.R.  
 DOBO KENNETH A

DATE: *5/23/22*  
 Survey of a 34.065 Acre Tract and  
 CASTRO ROBERT

Scale 1 inch = 200 feet  
 0' 200' 400' 600'

● = 5/8"x30" rebar w/ plastic ID, cap stamped Branner P.S. 6805  
 △ = R.R.S. found  
 ○ = iron pin found

Ref. Docs.: Deeds-Tax Plat  
 Bearings: N.A.D. 83 (2011), Gfd North South Zone (OH)

Second Parcel  
 G010010028200

BRUCE & CONNIE  
 75-205 O.R.  
 DESILVA

34.97 Acres  
 - .905 acres  
 34.065 Acres

STOVER DAVID METAL  
 508-1185 O.R.  
 First Parcel  
 G010010028100

Valley Water  
 District  
 0.905 ac.  
 (exception)

Sunday Creek  
 329-1182 O.R.  
 20' easement for ingress and egress

LYONS SCOTT  
 572-2466 O.R.  
 N 3° 31' 56" E  
 461.62'

McDougal Rd.  
 L13  
 N 78° 23' 54" E  
 197.12'

6.51 Acres

DUNCAN  
 GLORIA G  
 340-785

72" double oak  
 taken to be the  
 S.E. Cor. of Fr. #12  
 +470.11'

11.675 ac. Ft 12  
 22.39 ac. Ft 3

McDougal Rd.  
 L1  
 N 87° 26' 25" W  
 L2  
 N 59° 53' 04" W  
 L3  
 N 87° 26' 25" W  
 L4  
 N 87° 26' 25" W  
 L5  
 N 87° 26' 25" W  
 L6  
 N 87° 26' 25" W  
 L7  
 N 87° 26' 25" W  
 L8  
 N 87° 26' 25" W  
 L9  
 N 84° 56' 25" E  
 L10  
 N 84° 56' 25" E  
 L11  
 N 84° 56' 25" E  
 L12  
 N 84° 56' 25" E  
 L13  
 N 84° 56' 25" E

352.99' S 82° 29' 39" E  
 396.10' S 82° 29' 39" E  
 308.15' S 3° 27' 10" W  
 703.90' S 3° 27' 10" W  
 222.94' S 3° 27' 10" W  
 +20.00'

308.15' S 3° 27' 10" W  
 +431.62'

308.15' S 3° 27' 10" W  
 363.00' N 86° 39' 48" W  
 308.15' S 3° 27' 10" W  
 363.00' N 86° 08' 24" W  
 499.35' N 86° 08' 24" W  
 56.19' S 3° 40' 32" W  
 784.74' S 3° 40' 32" W  
 784.74' N 3° 40' 33" E  
 784.74' N 3° 40' 33" E

200.00' S 39° 39' 21" E  
 200.00' N 20° 23' 29" E  
 100.00' N 39° 50' 33" E  
 100.00' S 18° 01' 29" W  
 100.00' S 39° 50' 29" W  
 100.00' N 59° 53' 04" W  
 100.17' N 87° 26' 25" W  
 108.52' L76  
 115' L15  
 20' easement for ingress and egress

676.20' N 2° 18' 09" E  
 260.48' S 57° 22' 29" E  
 562.51' N 28° 01' 43" W

308.15' S 3° 27' 10" W  
 352.99' S 82° 29' 39" E  
 396.10' S 82° 29' 39" E  
 308.15' S 3° 27' 10" W  
 703.90' S 3° 27' 10" W  
 222.94' S 3° 27' 10" W  
 +20.00'

101.95' N 85° 16' 29" E  
 196.33' N 88° 29' 48" E  
 70.04' N 73° 53' 59" E  
 70.16' N 54° 15' 58" E  
 32.23' N 42° 41' 23" E  
 34.71' N 37° 17' 26" E  
 66.08' N 41° 51' 37" E  
 82.17' N 49° 41' 37" E  
 72.04' N 71° 39' 21" E  
 32.73' N 77° 41' 14" E  
 30.53' N 37° 17' 25" E  
 148.60' N 78° 31' 15" E  
 29.91' N 23° 28' 57" W  
 23.48' N 83° 37' 00" W  
 83.24' N 62° 20' 15" W  
 52.61' S 39° 50' 33" W  
 30.00'

Distance  
 Bearing  
 Line



Line	Bearing	Distance
1	N 85° 16' 29" E	101.95'
2	N 88° 29' 48" E	196.33'
3	N 73° 53' 59" E	70.04'
4	N 54° 15' 58" E	70.16'
5	N 42° 41' 23" E	32.23'
6	N 37° 17' 26" E	34.71'
7	N 41° 51' 37" E	66.08'
8	N 49° 41' 37" E	82.17'
9	N 62° 24' 40" E	72.04'
10	N 71° 39' 21" E	32.73'
11	N 77° 41' 14" E	30.53'
12	N 37° 17' 25" E	148.60'
13	N 78° 31' 15" E	29.91'
14	N 23° 28' 57" W	23.48'
15	N 83° 37' 00" W	83.24'
16	N 62° 20' 15" W	52.61'
17	S 39° 50' 33" W	30.00'