

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Brannan Willman*  
DATE: *8/24/16*

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

AUG 30 2016

Jill Thompson  
Athens County Auditor

DESCRIPTION OF A 3.00 ACRE TRACT  
(Existing Tract of Record)

Situated in Section 2, T.10, R.14, Dover Township, Athens County, Ohio and being the same tract as recorded in Volume 522, Page 53 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at a point in Kierns Road that bears South 05 degrees 32 minutes 55 seconds West, 961.78 feet from the North-east Corner of South-west corner of Section 2 and a stone found that was used as a prior reference at the South-west corner of the James 65.81 acre tract that bears South 05 degrees 00 minutes 24 seconds East, 209.93 feet;

Thence, leaving said road and along the line of Millfield Coal and Mining Co. ( 233-431 O.R.) N 68° 44' 54" W, 469.50 feet to an iron pin set, passing an iron pin set at 40.00 feet;

Thence, along Sugar Creek Coal and Mining Co. ( 94-227 O.R.)

N 4° 36' 34" E, 290.18 feet to an in pin set;

S 68° 44' 54" E, 469.50 feet to a point in Keirns Road, passing an iron pin found at 451.93 feet;

Thence, along said road

S 4° 36' 34" W, 290.18 feet to the point of beginning and containing 3.00 acres.

Subject to all easements and rights of way of record.

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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

The above description is based on a field survey completed August 2016 by

John M. Branner P.S. 6805

*John M. Branner*



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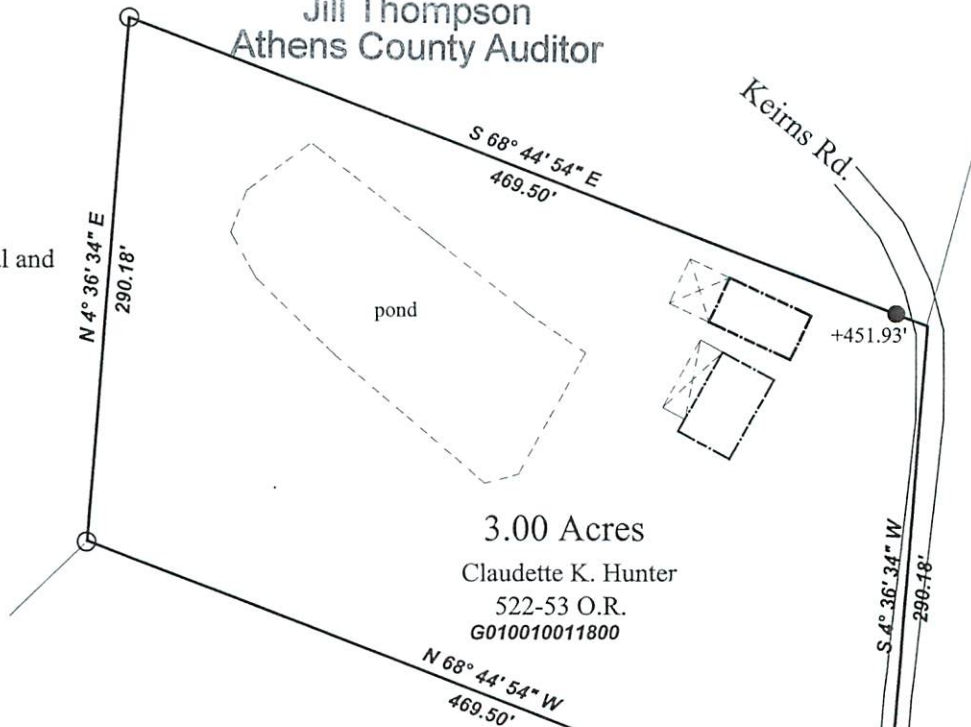
AUG 30 2016

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY: *Branner Williams*  
 DATE: 8/2/16

Jill Thompson  
 Athens County Auditor

Sugar Creek Coal and  
 Mining Co.  
 94-227 O.R.



3.00 Acres

Claudette K. Hunter  
 522-53 O.R.  
 G010010011800

Millfield Coal and Mining Co.  
 233-431 O.R.

Survey of an Existing Tract of Record  
 as recorded in 522-53 O.R. and is  
 Situated in Section 2, T.10, R.14,  
 DoverTwp., Athens Co., Ohio  
 Surveyed August 2016

By: *John M. Branner*  
 John M. Branner P.S. 6805  
 62 East First Street  
 The Plains, Ohio 45780

P.O.B. bears  
 S 5° 32' 55\" W 961.78'  
 from an Iron pin fd. at  
 from N.E. Cor. of  
 S.W. 1/4 of Sec. 2

Stone fd and was used as  
 reference on record  
 description

0' 100' 200' 300'



Scale 1 inch = 100 feet

- = iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
- = iron pin found

Bearings: N.A.D. 83 Grid North - Ohio South Zone  
 Ref. Docs.: Tax Plat, Deeds, Surveys

