

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

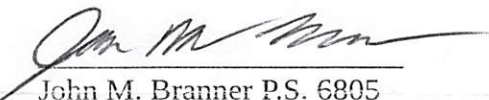
BY: John M. Branner  
DATE: 1/3/22

**DESCRIPTION OF A 7.62 ACRE TRACT**  
(EXISTING TRACT OF RECORD (184-722 O.R.))

Situated in Section 11, T.10, R.14, Dover Township, Athens County, Ohio and being all of Parcel One and Parcel Two as described in Volume 184, Page 722 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found in County Road 27 (Millfield Road) and taken to be the South-west corner of Section 11;  
Thence, along the East-line of a platted 16.5 feet wide alley as per Volume 2, Page 191 of the Athens County Surveyors Records of Dover (n.k.a. Millfield):  
**N 3° 59' 18" E, 206.25 feet** to an iron pin set;  
Thence, along the lines of the vacated portion of said alley ( Commissioners Journal V. 39, Pg. 36):  
**N 86° 00' 42" W, 8.25 feet** to an iron pin set in the center-line of said alley;  
Thence, along the center-line of said alley and the East-lines of William Sanders 568-1743 O.R., Robert Sanders ( 568-1750 O.R.) and the Trustees of Millfield Union Church (83-598 O.R.):  
**N 3° 59' 18" E, 274.23 feet** to an iron pin set;  
Thence, along the South line of Robert Sanders (568-1750 O.R.) :  
**S 86° 00' 42" E, 8.25 feet** to a point in the east-line of said vacated alley and being the south-west corner of the Robert Sanders 3.62 acre tract ( 568-1750 O.R.);  
Thence, along the south-line of Robert Sanders ( 568-1750 O.R.)  
**S 86° 00' 42" E, 561.00 feet** to a point in Sunday Creek, passing an iron pin set at 520.89 feet);  
Thence, down said creek and the west – lines of Simpkins (453-575 O.R.):  
**S 19° 26' 58" E, 257.43 feet;**  
**S 31° 22' 03" E, 198.18 feet;**  
**S 48° 36' 33" E, 136.09 feet;**  
Thence, leaving said creek and along the lines of Simpkins (453-575 O.R.) and Christopher Russell ( 480-283 O.R.) and the South-line of Section 11:  
**N 86° 00' 42" W, 886.18 feet** (passing an iron pin set at 95.50 feet) to the point of beginning and containing 7.62 acres of which 0.05 acres are in Section 17 and 7.57 acres are in Section 11.

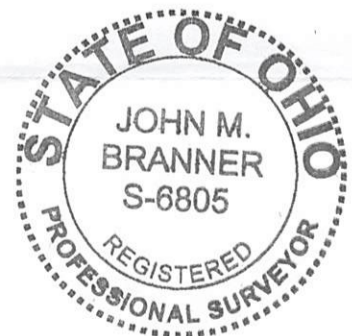
Subject to all easements and rights of way of record.  
Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped  
Branner Surveying P.S. 6805  
Bearing : Grid North- N.A.D. 83 Ohio South Zone  
The above description is based on a field survey completed December ,2021.

  
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

JAN 03 2022

Jill Thompson  
Athens County Auditor

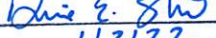


**Survey of a 7.62 Acre Tract  
Situated in Section 11, T.10, R.14,  
Dover Twp., Athens Co., Ohio  
Surveyed December 2021**

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



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Scale 1 inch = 100 feet

- = iron pin set 5/8" x 30" 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

