

**DESCRIPTION OF AN EXISTING 7.630 ACRE TRACT
to be continuous and contiguous with A010010076800, Wheatley (228-1101 O.R.)**

Situated in River Lot 337, Section 13, T.10, R.14, Dover Township, Athens County, Ohio and being all of Parcel G010010043100 as described in Volume 340, Page 1522 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found bearing N 86° 30' 30" W, 195.29 feet from an iron pin found next to a dislodged stone at the Southeast corner of Section 13:

Thence along the North line of Wheatley (228-1101 O.R.),

N 86° 54' 48" W, 681.84 feet to an iron pin found;

Thence along the East line of Wheatley (439-2121 O.R.),

N 11° 16' 12" W, 496.06 feet to a point in County Road 111 (Alderman Road), passing an iron pin found at 482.37 feet;

Thence along said road,

N 71° 09' 02" E, 451.61 feet to a point;

Thence leaving said road and along the West line of Scotts Bowhunting Properties LLC (538-604 O.R.),

S 27° 38' 25" E, 755.31 feet to the Point of Beginning, passing an iron pin set at 50.00 feet and **containing 7.630 acres** and to be continuous and contiguous with A010010076800, Wheatley (228-1101 O.R.).

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch rebar with I.D. Cap stamped "Branner Surveying 8816"

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

The above description is based on a field survey completed February, 2022 by

Jeb Branner, P.S. 8816




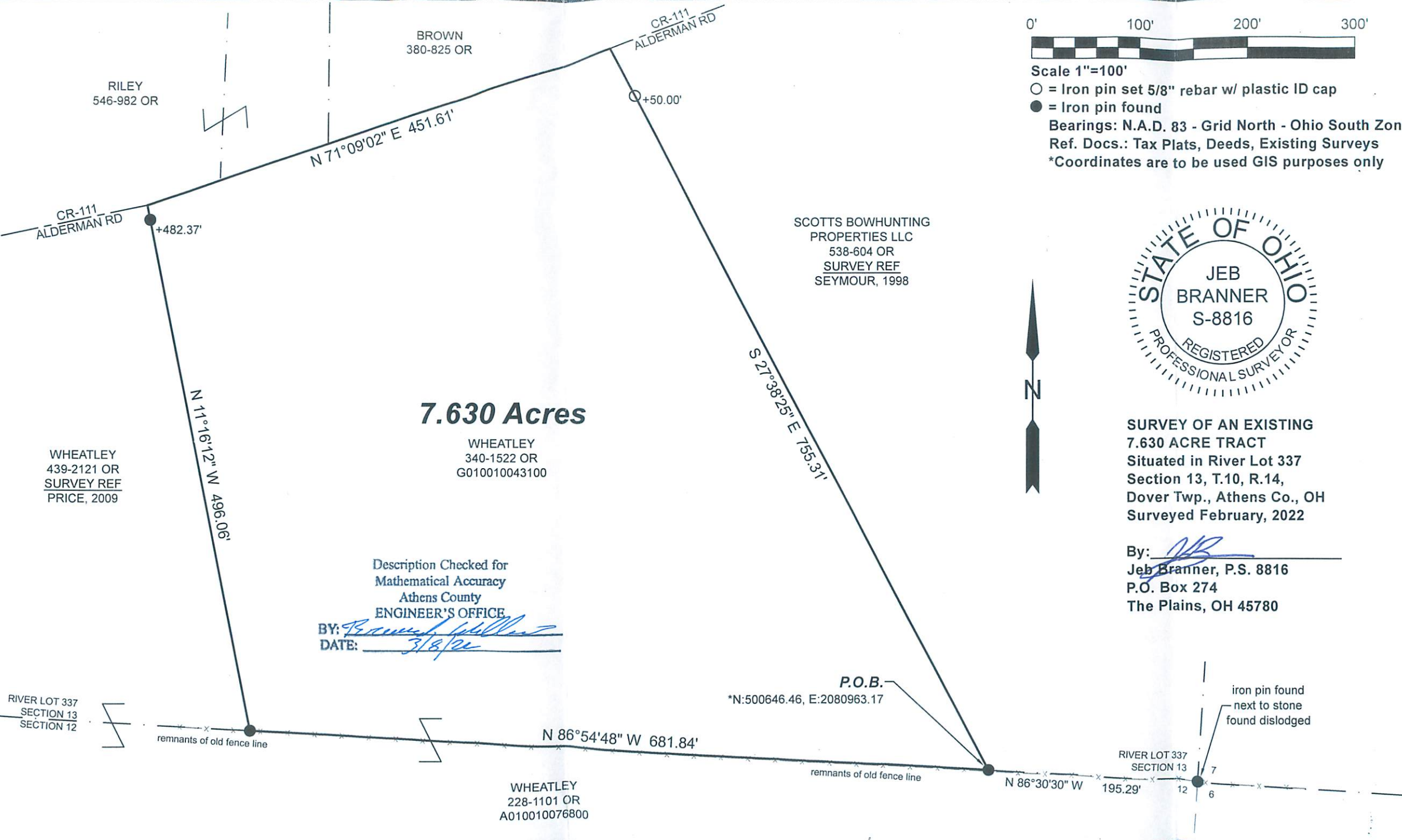
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

MAR 08 2022

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 3/8/22



BROWN
380-825 OR

RILEY
546-982 OR

CR-111
ALDERMAN RD

CR-111
ALDERMAN RD

N 71°09'02" E 451.61'

○ +50.00'

● +482.37'

SCOTTS BOWHUNTING
PROPERTIES LLC
538-604 OR
SURVEY REF
SEYMOUR, 1998

S 27°38'25" E 755.31'

7.630 Acres

WHEATLEY
340-1522 OR
G010010043100

WHEATLEY
439-2121 OR
SURVEY REF
PRICE, 2009

N 11°16'12" W 496.06'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Jeb Branner*
DATE: 3/8/22



Scale 1"=100'
○ = Iron pin set 5/8" rebar w/ plastic ID cap
● = Iron pin found
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 AN EXISTING
7.630 ACRE TRACT
Situated in River Lot 337
Section 13, T.10, R.14,
Dover Twp., Athens Co., OH
Surveyed February, 2022

By: *Jeb Branner*
Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, OH 45780

P.O.B.
*N:500646.46, E:2080963.17

iron pin found
next to stone
found dislodged

RIVER LOT 337
SECTION 13
SECTION 12

remnants of old fence line

N 86°54'48" W 681.84'

WHEATLEY
228-1101 OR
A010010076800

remnants of old fence line

N 86°30'30" W

RIVER LOT 337
SECTION 13

195.29'

12

6

7