

## DESCRIPTION OF A 7.120 ACRE TRACT

Situated in Fraction 1, Section 14, T.10, R.14, Dover Township, Athens County, Ohio and being a part of Parcel G010010037101 as described in Volume 380, Page 323 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at an iron pin found bearing S 61° 01' 13" E, 2972.14 feet (calculated) from the Northwest corner of Section 14:

Thence along new lines created by this survey the following five courses:

- (1) S 86° 42' 47" E, 355.78 feet to an iron pin set;
- (2) S 70° 59' 48" E, 296.06 feet to an iron pin set;
- (3) S 41° 13' 24" E, 373.12 feet to an iron pin set;
- (4) S 26° 54' 26" W, 157.19 feet to an iron pin set;
- (5) S 30° 52' 24" E, 36.90 feet to a point in Township Road 324 (Sand Ridge Road), passing an iron pin set at 17.41 feet;

Thence along said road the following four courses:

- (1) S 78° 32' 32" W, 36.50 feet to a point;
- (2) N 89° 28' 10" W, 139.03 feet to a point;
- (3) N 79° 19' 16" W, 229.24 feet to a point;
- (4) N 86° 25' 45" W, 202.44 feet to a point;

Thence leaving said road and along the East lines of Robinson (478-705 O.R.):

N 15° 40' 56" W, 445.50 feet to an iron pin found, passing an iron pin found at 23.92 feet;  
N 49° 21' 02" W, 140.08 feet to the Point of Beginning and **containing 7.120 acres.**

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 June, 2022 by  
Jeb Branner, P.S. 8816



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE


BY: *Rebecca Miller*  
DATE: 7/1/22

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

JUL 01 2022

Jill Thompson  
Athens County Auditor

SURVEY OF A 7.120 ACRE TRACT  
Sited in Fraction 1, Section 14,  
T.10, R.14, DoverTwp., Athens Co., OH  
Surveyed June, 2022

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



GRANTOR  
SHEEHAN  
380-323 OR  
G010010037101

S 86°42'47" E  
355.78'

S 70°59'48" E  
296.06'

S 41°13'24" E  
373.12'

N 41°12'18" W  
314.75'

S 26°54'26" W  
157.19'

S 30°52'24" E  
36.90'

S 78°32'32" W  
36.50'

N 89°28'10" W

SALTZMAN  
577-1562 OR

EDMAN  
299-2025 OR

7.120 Acres

N 15°40'56" W  
445.30'

ROBINSON  
478-705 OR  
SURVEY REF  
5.010 ACRES  
BRANNER, 6805  
MAY 2009

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 7/1/22



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 for GIS purposes only

P.O.B.  
\*N:510311.31, E:2079200.13  
bearing S 61°01'13" E, 2972.14' (calculated)  
from the Northwest corner of Section 14

N 49°21'02" W  
140.08'

+23.92'  
TR-324  
SAND RIDGE RD  
N 86°25'45" W  
202.44'

N 79°19'16" W  
229.24'

+17.41'

+12.45'

TR-324  
SAND RIDGE RD