

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Brannan Williams*  
DATE: 11/7/17

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

NOV 07 2017

Jill Thompson  
Athens County Auditor

**EXHIBIT A**

**DESCRIPTION OF A 5.040 ACRE TRACT**

Situated in Sections 15 & 21, T-10, Dover Township, R-14, Athens County, Ohio, and being a part of a 81.22 acre tract as described in the Athens County Official Records Volume 247, Page 345 and being more particularly described as follows:

**Commencing** at an iron pin found at the Northwest Corner of Section 15;  
Thence S 87° 22' 13" E, 494.20 feet to an iron pin set and also being the **Point of Beginning** for the tract of land herein described;

Thence continuing along the North line of Section 15 and the lines of United State of America (128-223 O.R.),

**S 87° 22' 13" E, 127.77 feet** to a point in Sunday Creek;

Thence along said creek and the east lines of The Sugar Creek Coal & Mining Company (94-227 O.R.),

**S 17° 43' 24" E, 126.51 feet** to a point;

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

**S 39° 01' 33" W, 895.56 feet** to an iron pin set, passing an iron pin set at 60.00 feet;

thence along the east side of a tractor path,

**N 56° 42' 40" W, 261.79 feet** to an iron pin set on the 100' right-of-way for the Norfolk-Southern Railroad;

thence along said right-of-way,

**N 42° 16' 02" E, 916.75 feet** to the point of beginning **and containing 5.040 acres**, of which <sup>4.87</sup>5.334 acres are contained within Section 15, and 0.170 acres are contained within Section 21;

*JMB*  
*11-10-17*

Subject to all easements and rights of way of record.

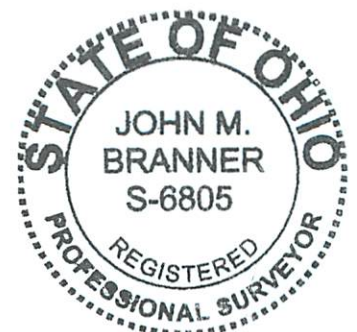
Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805

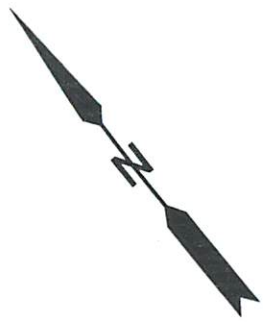
Bearing: N.A.D. 83 Grid North - Ohio South Zone

The above description is based on a field survey completed November, 2017 by

John M. Branner P.S. 6805

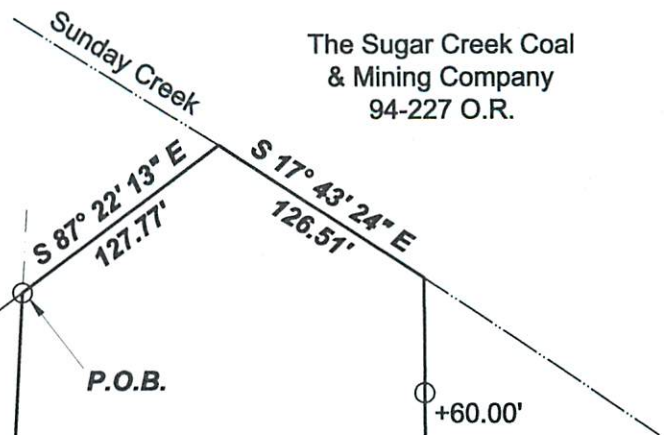
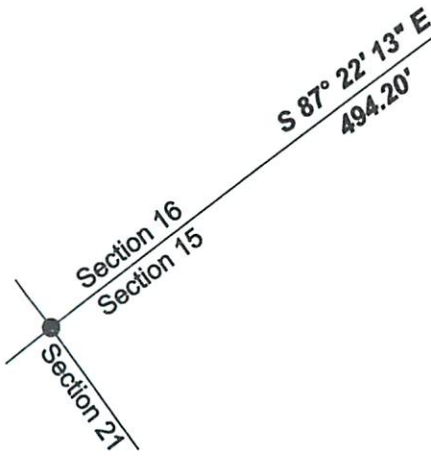
*John M. Branner*






United States of America  
128-223 O.R.

The Sugar Creek Coal & Mining Company  
94-227 O.R.



Survey of a 5.040 Acre tract  
Situating in Sections 15 & 21,  
T.10, R.14, Dover Twp.,  
Athens Co., OH  
Surveyed November, 2017

By:   
John M. Branner, P.S. 8605  
P.O. Box 274  
The Plains, OH 45780



Norfolk-Southern Railroad

100' RR RW

100' RR RW

**5.040 Acres**

N 42° 16' 02" E  
916.75'

S 39° 01' 33" W  
895.56'

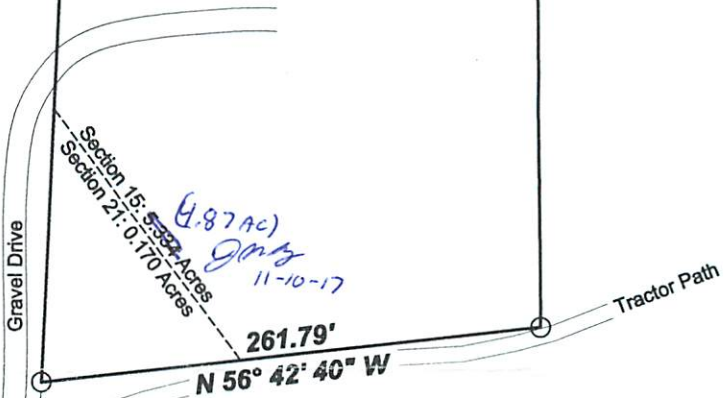
Sunday Creek  
Acres, LLC  
247-345 O.R.



Scale 1"=100'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found

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



Section 15: 5.040 Acres  
Section 21: 0.170 Acres  
*(4.87 AC) gmb 11-10-17*

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