

## DESCRIPTION OF A 0.026 ACRE TRACT

### Transfer between adjoining land owners

to be continuous and contiguous with Parcel G010010035300, McCune (333-762 D.R.)

Situated in Fraction 2, Section 9, T.10, R.14, Dover Township, Athens County, Ohio and being part of Parcel G010010035800 as described in Volume 369, Page 743 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at an iron pin set bearing S 04° 14' 19" W, 2801.58 feet from a stone found at the Northwest corner of Fraction 2:

Thence a new line created by this survey,

**S 03° 42' 37" E, 140.80 feet** to a point in Township Road 324 (Sand Ridge Road), passing an iron pin set at 114.31 feet;

Thence along said road,

**N 83° 40' 49" W, 16.39 feet** to a point;

Thence leaving said road and along the East line of McCune (33-762 D.R.),

**N 02° 57' 53" E, 138.89 feet** to the Point of Beginning, and **containing 0.026 acres** and to be continuous and contiguous with Parcel G01001003530, McCune (333-762 D.R.).

Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"

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

**The attached map is considered to be an integral part of this description and to be included in any future transfers.**

The above description is based on a field survey completed March, 2023 by



Jeb Branner, P.S. 8816  
740-592-5778  
P.O. Box 274  
The Plains, Ohio 45780



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 3/16/23


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

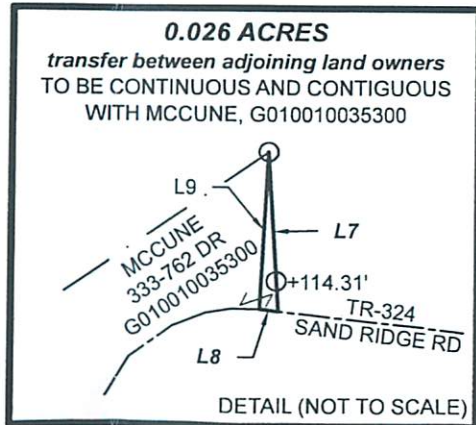
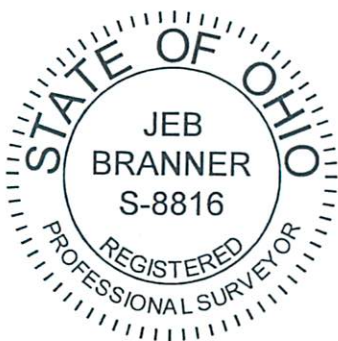
MAR 16 2023

Jill Thompson  
Athens County Auditor

Line Table		
LINE	BEARING	DISTANCE
L1	N 88°08'17" W	381.01'
L2	N 84°46'56" W	124.80'
L3	N 82°37'43" W	241.21'
L4	N 88°01'37" W	247.54'
L5	N 83°40'49" W	125.11'
L6	N 03°42'37" W	140.80'
L7	S 03°42'37" E	140.80'
L8	N 83°40'49" W	16.39'
L9	N 02°57'53" E	138.89'

**SURVEY OF A 166.600 ACRE TRACT**  
 Situated in Fraction 2 of Section 9 &  
 Fraction 6 of Section 15, T.10, R.14,  
 Dover Twp., Athens Co., OH  
 Surveyed Completed March, 2023

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



0' 500' 1000' 1500'

Scale 1"=500'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found unless otherwise noted
- = Stone 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

APPROVED BY ATHENS  
 COUNTY REGIONAL  
 PLANNING COMMISSION  
 DATE: 7/27/2023  
*La Or*

DOVER ENTERPRISES LTD  
 540-2036 OR  
 SURVEY REF  
 72.56 AC  
 SH HIBBARD  
 JAN, 1928  
 (COUNTY SURVEY RECORDS 8-322)

SUGAR CREEK  
 COAL & MINING  
 78-583 OR  
 P.O.B.  
 \*N:515490.54, E:2081827.65  
 Stone found at the Northwest  
 corner of Fraction 2

FITZMAURICE  
 421-531 OR  
 SURVEY REF  
 134.020 AC  
 PRICE, 8362  
 DEC, 2007

**166.600 ACRES TOTAL**

CONKLING & WINELAND LLC  
 369-743 OR

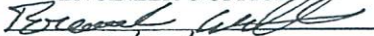
BOBO  
 544-2492 OR  
 SURVEY REF  
 39.736 AC  
 BRANNER, 6805  
 MAR, 2018

GRADIN  
 403-575 OR  
 SURVEY REF  
 3.037 AC  
 HIGHLAND, 7581  
 APR, 2006

REIGER  
 574-90 OR  
 SURVEY REF  
 2.003 AC  
 HIGHLAND, 7581  
 APR, 2006

SUNDAY CREEK HORIZONS LLC  
 591-2438 OR

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY:   
 DATE: 3/16/23

MCCUNE  
 333-762 DR  
 G010010035300

SCHOENY  
 497-621 OR

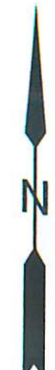
POWELL  
 500-67 OR

FARSON  
 281-415 OR

WILSON  
 592-2384 OR

MCDALL  
 599-935 OR

HAZELBAKER  
 578-62 OR



set by fence corner

LINSCOTT  
 601-1395 OR

Twin Oak at corner  
 with witness pins  
 set bearing:  
 N 03°19'16" E, 6.41'  
 & S 04°16'53" W, 28.03'

iron pin as called for being set in  
 39.736 acre survey was physically  
 unable to be set

SECTION 15: 111.653 AC  
 SECTION 9: 54.947 AC

P.O.B. (0.026 AC) (see detail)  
 bearing S 04°14'19" W, 2801.58'  
 from a stone found at the  
 Northwest corner of Fraction 2

TR-324  
 SAND RIDGE RD

TR-324  
 SAND RIDGE RD