

## DESCRIPTION OF AN EXISTING 0.275 ACRE TRACT

Situated in Section 19, T.10, R.14, Dover Township, Athens County, Ohio and being all of Parcel G010190303700 as described in Volume 589, Page 2633 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at an iron pin found bearing N 03° 34' 46" E, 285.29 feet and S 86° 25' 54" E, 210.90 feet (calculated) from the Northeast corner of Lot 72 of Gilbert Hartman's Fourth Subdivision (Env. 258B):

Thence along the East line of Wilson (337-795 O.R.),  
N 03° 34' 06" E, 120.00 feet to an iron pin set;  
Thence along the South line of Wilson (455-2646 O.R.),  
S 86° 25' 54" E, 100.00 feet to an iron pin found;  
Thence along the West line of Wilson (455-2646) and Riggs (86-624 O.R.),  
S 03° 34' 06" W, 120.00 feet to an iron pipe found, passing an iron pin found 0.14 feet East of the line at 9.35 feet;  
Thence along the right of way of Township Road 661 (Mound Street) (40 feet),  
N 86° 25' 54" W, 100.00 feet to the Point of Beginning and **containing 0.275 acres.**


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"

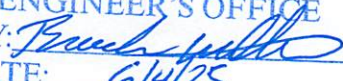
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

**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 May, 2025 by

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



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY:   
DATE: 6/4/25

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

JUN 04 2025

Jill Davidson  
Athens County Auditor

WILSON  
455-2646 OR

WILSON  
337-795 OR

**0.275 ACRES**

SOLTOW  
589-2633 OR  
G010190303700

RIGGS  
86-624 OR

**P.O.B.**

\*N:502525.98, E:2071271.97  
bearing N 03°34'46" E, 285.29' and S 86°25'54" E, 210.90' (calc)  
from the Northeast corner of Lot 72 of Gilbert Hartman's Fourth Subdivision (258B)

N 86°25'54" W  
100.000'

S 03°34'06" W  
120.000'

N 03°34'06" E  
120.00'

S 86°25'54" E  
100.00'

iron pin found  
0.14' East of line

iron pipe

TR-661 (40' R/W)  
MOUND STREET

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *[Signature]*  
DATE: *6/4/25*



Scale 1"=20'

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



SURVEY OF AN EXISTING  
0.275 ACRE TRACT  
Situated in Section 19, T.10, R.14,  
Dover Twp., Athens Co., OH  
Survey Completed May, 2025  
By: *[Signature]*  
Jeb Branner, P.S. 8816  
P.O. Box 274  
The Plains, OH 45780  
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