

**DESCRIPTION OF A 21.28 ACRE TRACT
(TRANSFER BETWEEN ADJOINING OWNERS)**

Situated in Section 1, T.10, R.14, Dover Township, Athens County, Ohio and being a part of PID# G0100100111500 and described in Volume 468, Page 437 of the Official Records of Athens County, Ohio, and being more particularly described as follows:

Beginning at an iron pin set near a rotten fallen fence post corner, said pin being the North-west corner of the East one-half of the South-east quarter of Section 1;

Thence, along new lines created by this survey:

N 87° 16' 32" W, 904.24 feet to an iron pin set;

N 3° 11' 07" E, 1028.72 feet to an iron pin set;

S 85° 17' 30" E, 926.76 feet to an iron pin found at the North-west corner of Athens Abodes L.L.C (PID# G010010010900)

Thence along Athens Abodes L.L.C. Tracts (555-673 O.R.)

S 4° 27' 44" W, 997.06 feet to the point of beginning and containing 21.28 acres.

The above described tract is to be continuous and contiguous with Athens Abodes L.L.C.

Parcel to the East (G010010010900)

JM 7-30-21


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 Surveying P.S. 6805

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

The above description is based on a field survey completed April, 2021.


John M. Branner P.S. 6805
12500 N. Peach Ridge Rd.
Athens, Oh. 45701
740-541-0350

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 4/16/21



Jill Thompson
Athens County Auditor

APR 16 2021

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

Parcel ID:G010010011500
THE SUGAR CREEK COAL & MINING COMPANY
Deed Reference:468-437 O.R.

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

APR 16 2021

Jill Thompson
Athens County Auditor

Part of
Parcel ID:G010010011500
THE SUGAR CREEK COAL & MINING COMPANY
Deed Reference:468-437 O.R.

Parcel ID:G010010010900
ATHENS ABODES LLC
Deed Reference:555-673 O.R.

Transfer between Adjoining Owners
21.28 Acres
Land-locked Tract
To be continuous and
contiguous with
Parcel ID:G010010010900

Parcel ID:G010010010700

Parcel ID:G010010010400
ATHENS ABODES LLC
Deed Reference:555-673 O.R.

Parcel ID:G010010011500
THE SUGAR CREEK COAL & MINING COMPANY
Deed Reference:468-437 O.R.

N 3° 11' 07" E 1028.72'

S 85° 17' 30" E 926.76'

S 4° 27' 44" W 897.06' (deeds & survey)

N 87° 16' 32" W 904.24'

Parcel ID:G010010011500
THE SUGAR CREEK COAL & MINING COMPANY
Deed Reference:468-437 O.R.

I.P.S.
near rotten fallen
fence-post cor.

N.W. Cor of
East one-half
of S.E. 1/4 of
Sec. 1

S 86° 45' 13" E
594.43' (deed & survey)

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 4/16/21



Survey of a 21.28 Acre Tract
Situated in Section 1, T.10, R.14,
Dover Twp., Athens Co., Ohio
Surveyed April 2021

By: *[Signature]*
John M. Branner P.S. 6805
P.O. Box 274
The Plains, Ohio 45780



Scale 1 Inch = 200 feet

- = Iron pin set 5/8"x30" rebar w/ plastic I.D. Cap
- = Iron pin found

Bearings: N.A.D. 83 Grid North - Ohio South Zone
Ref. Docs.: Tax Plat, Deeds, Surveys