

DESCRIPTION OF A 29.19 ACRE TRACT (EXISTING TRACTS OF RECORD)

Situated in Sections 25 & 26, T.10, R.14, Dover Township, Athens County, Ohio and being all of Parcel #'s G010010053300, G010010053500 and G0100100753400 as recorded in Volume 512, Page 597 of the Official Records of Athens County and being more particularly described as follows:

Beginning at an iron pin found that bears N 4° 03' 52" E, 240.9 feet from the South-west corner of Section 26;

Thence, along U.S.A. (126-798 O.R.)
N 4° 03' 52" E, 1008.67 feet to an iron pin found;

Thence, along U.S.A. (126-798 O.R.) and Barcorr L.L.C. (574-2102 O.R.)
S 87° 03' 06" E, 856.00 feet to an iron pin found, passing an iron pin found at 501.20 feet;

Thence, along the West-line of Shields (380-603 O.R.)
S 4° 05' 02" W, 1361.60 feet to an iron pin found;

Thence, along the lines of Church of Christ at Nelsonville (341-1070 O.R.)
S 79° 11' 26" W, 433.44 feet to an iron pin found;
S 9° 28' 51" E, 85.00 feet to an iron pin set;

Thence, along the Limited Access Lines of U.S. 33:
S 89° 04' 51" W, 353.03 feet to an iron pin set;
N 51° 42' 47" W, 126.58 feet to an iron pin set;

Thence, along the line of Capstone Properties L.L.C. (482-47 O.R.)
N 4° 03' 50" E, 489.63 feet to the point of beginning and containing 29.19 acres.

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 May, 2021.



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



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

MAY 14 2021

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 5/13/21

UNITED STATES OF AMERICA
126-798 O.R.

BARKCORR LLC
574-2102 O.R.

501.20'
S 87° 03' 06" E

856.00'

29.19 Acres

S 4° 05' 02" W
1361.60'

JBH INVESTMENTS LLC
512-597 O.R.

SHIELDS
380-603 O.R.

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

MAY 14 2021

Jill Thompson
Athens County Auditor

N 4° 03' 52" E
1008.67'

P.O.B.

CAPSTONE PROPERTIES LLC
482-47 O.R.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Robert W. Miller
DATE: 5/13/21

Sec 32
Sec 31

Sec 26
Sec 25

G010010053400
(24.78 ac)
(3.88 ac)

G010010053500

489.63'
240.9'
N 4° 03' 50" E

G010010053300
0.53 ac

S 9° 28' 51" E
85.00'

S 79° 11' 26" W 433.44'

CHURCH OF CHRIST AT NELSONVILLE
341-1070 O.R. 169-656 O.R.

L/A
N 51° 42' 57" W
126.58'

S 89° 04' 51" W 353.03'

U.S. 33



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



Survey of Existing Tracts of Record
in Sections 25 & 26, T.10, R.14,
Dover Twp., Athens Co., Ohio
Surveyed May 2021

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