

**DESCRIPTION OF A 131.21 ACRE TRACT (TRACT OF RECORD- 554-953 O.R.)**

Situated in Section 3, T.10, R.14, Dover Township, Athens County, Ohio and being the same tract as recorded in Volume 554, Page 953 of the Official Records of Athens County and being more particularly described as follows:

Beginning at a stone found at the South-east corner of the North-East Quarter of Section 3, T.10, R.14, Dover Township.

Thence, along the South-line of said Quarter Section and the North-line of Langdon ( 288-2066 O.R.)

**N 87° 07' 07" W, 2165.07 feet** to a point where a stone found bears South 87 degrees 06 minutes 46 seconds East, 545.94 feet ;

Thence, along the East-line of Heit (203-206 O.R.)

**N 2° 40' 29" E, 388.75 feet** to a point in McDougal Road, passing iron pins found at 16.60 feet and 370.70 feet;

Thence, along said road the following 3 courses:

**N 85° 00' 50" W, 172.72 feet;**

**N 83° 38' 50" W, 176.91 feet;**

**N 76° 38' 50" W, 193.95 feet;**

Thence, leaving said road and along the East-lines of Alvis (472-1929 O.R.), Savage (105-316 O.R.),Renz ( 199-29 O.R.):

**N 3° 28' 59" E, 1761.96 feet** to a stone found, passing an iron pin set at 23.12 feet;

Thence, along the South-lines of Renz ( 199-29 O.R.),Freda Balch ( 295-612 D.R., 129-551 O.R.), Kenneth Balch ( 72-185 O.R.):

**S 86° 37' 02" E, 2706.97 feet** to an iron pin found;

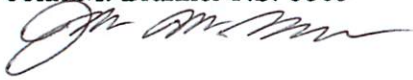
Thence, along the East-line of Section 3 and the West lines of Keirns (262-1890 O.R.) and Cook ( 502-50 O.R.):

**S 3° 22' 50" W, 2179.31 feet** to the point of beginning and containing **131.21 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 P.S. 6805  
Bearing : Grid North- N.A.D. 83

The above description is based on a field survey completed August 2018 by  
John M. Branner P.S. 6805



Legal Description Pre-Approval

**APPROVED**

All transfers are subject to  
Athens County Conveyance Standards

AUG 03 2018

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Perceval Williams  
DATE: 8/3/18

RENZ JOSEPH  
199-29 O.R.

BALCH FRED A  
295-612

BALCH FRED A LOUISE  
129-551

BALCH KENNETH L  
72-185 O.R.

Survey of a 131.21 Acre tract  
Situating in Section 3, T.10, R.14,  
Dover Twp., Athens Co., OH  
Surveyed Aug., 2018

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

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Paul Edward Keirns*  
DATE: 8/3/18

KEIRNS PAUL EDWARD & LINDA JOANN  
282-1690 O.R.

COOK SHANNON R HOFF MARGARET M  
502-0050 O.R.

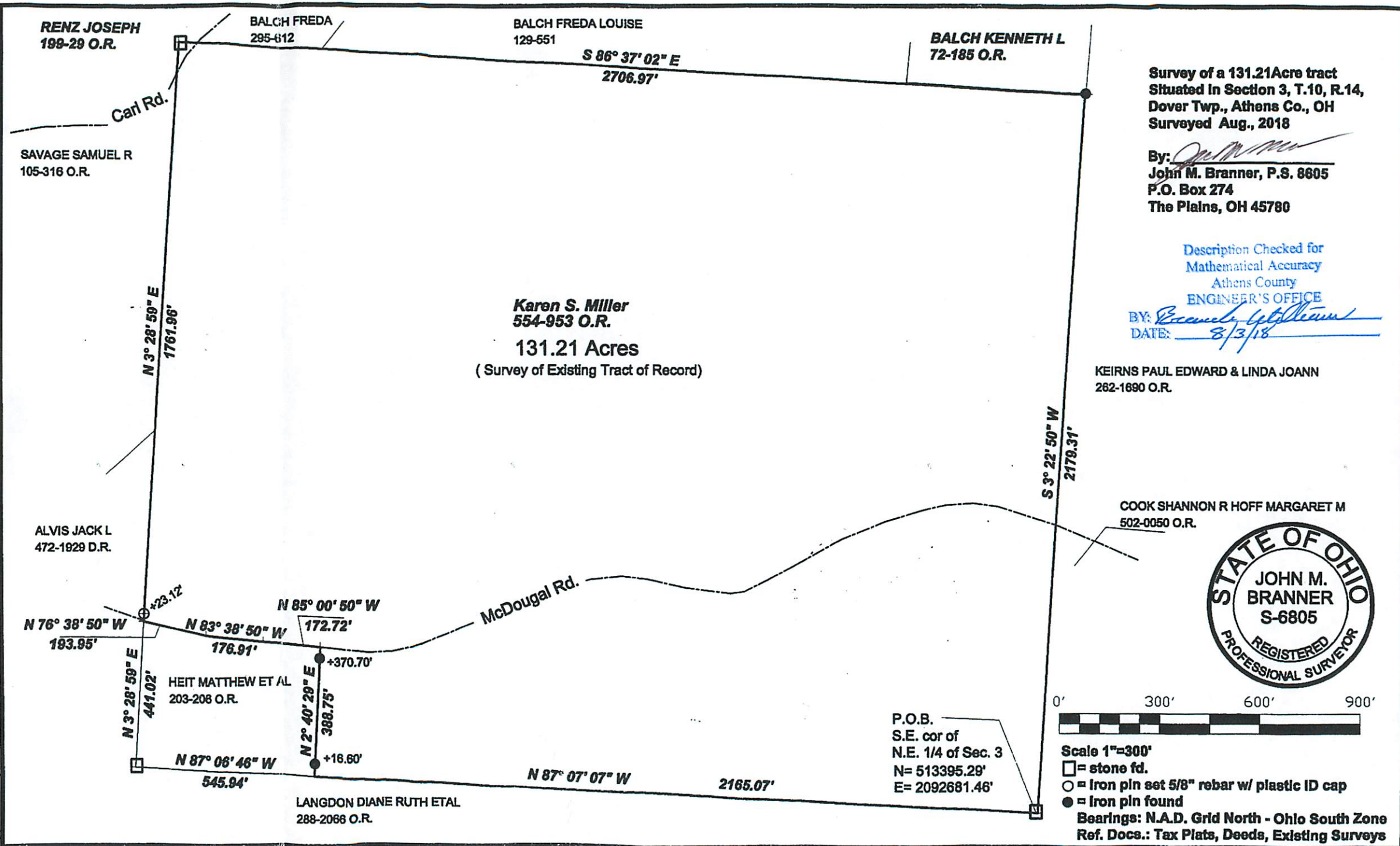


Scale 1"=300'

- = stone fd.
- = 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

**Karen S. Miller**  
554-953 O.R.  
**131.21 Acres**  
(Survey of Existing Tract of Record)



P.O.B.  
S.E. cor of  
N.E. 1/4 of Sec. 3  
N= 513395.29'  
E= 2092681.46'