

DESCRIPTION OF A 7.106 ACRE TRACT

Situated in Sections 3 & 4, T.10, R.14, Dover Township, Athens County, Ohio and being a part of Parcels G010010015300 and G010010015700 as described in Volume 129, Page 551 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found that bears S 50°31'11" W, 734.38 feet (calculated) from the Northeast corner of Section 3:

Thence along the North line of Miller (546-1780 O.R.),

N 86° 42' 10" W, 514.88 feet to an iron pin set;

Thence along a new line created by this survey,

N 04° 25' 27" E, 622.05 feet to a point in Township Road 329 (Carl Road), passing an iron pin set at 605.51 feet;

Thence along said road,

S 82° 05' 33" E, 515.72 feet to a point;

Thence leaving said road and along the West line of Matheny (585-139 O.R.),

S 04° 25' 23" W, 580.59 feet to the Point of Beginning, passing an iron pin found at 14.18 feet and **containing 7.106 acres** of which 5.600 acres are contained within Parcel G010010015300 (Section 3) and 1.506 acres are contained within Parcel G010010015700 (Section 4).


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"

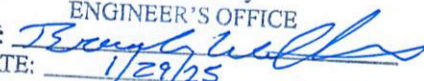
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

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 January, 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: 1/29/25

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

JAN 29 2025

Jill Davidson
Athens County Auditor

KASLER
418-419



TR-329
CARL RD

(16.54')
+605.51'

S 82°05'33" E 515.72'

TR-329
CARL RD

+14.18'

GRANTOR
BALCH
129-551 OR
G010010015700

SECTION 4
SECTION 3

G010010015700: 1.506 AC
G010010015300: 5.600 AC

7.106 ACRES TOTAL

GRANTOR
BALCH
129-551 OR
G010010015300

N 04°25'27" E 622.05'

S 04°25'23" W 580.59'

MATHENY
585-139 OR
SURVEY REF
6.79 AC
BRANNER 6805
NOV 1989

N 86°42'10" W
2180.72'

N 86°42'10" W 514.88'

MILLER
546-1780 OR
SURVEY REF
131.21 AC
BRANNER 6805
AUG 2018

P.O.B.

*N:515605.11, E:2092284.83
bearing S 50°31'11" W, 734.38' (calc)
from the Northeast corner of Section 3

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: *1/29/25*



Scale 1"=100'

- = 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



SURVEY OF A 7.106 ACRE TRACT
Situated in Sections 3 & 4, T.10, R.14,
Dover Twp., Athens Co., OH
Surveyed Completed January, 2025

By: *[Signature]*
Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, OH 45780
740-592-5778