

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Robert J. Branner
DATE: 5/18/20

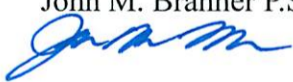
Description of an Existing 10.50 Acre Tract

Situated in Fraction 12, Section 9, T.10, R.14, Dover Township, Athens County, Ohio and being all of the land as described in Volume 209, Page 773 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin found bearing S 49°36'38" W, 1634.64 feet (calculated) from the Northeast Corner of Fraction 12:

Thence along the West line of Nishimura (51-541 O.R.),
S 03° 45' 08" W, 721.44 feet, to a railroad spike found in County Road 28 (McDougal Road);
Thence along said road,
S 75° 50' 33" W, 234.00 feet, to a point;
Thence leaving said road and along the Northeast lines of Bonnaud (445-728 O.R.),
N 53° 56' 16" W, 217.42 feet, to an iron pin found, passing an iron pin found at 27.36 feet;
N 63° 04' 38" W, 148.89 feet, to a to a point in County Road 28, passing an iron pin set (pin found bent and replaced) at 121.65 feet;
Thence along County Road 28 the following 6 courses:
(1) **N 10° 54' 15" W, 133.48 feet**, to a point;
(2) **N 15° 54' 27" W, 103.96 feet**, to a point;
(3) **N 05° 02' 33" W, 119.44 feet**, to a point;
(4) **N 00° 36' 21" W, 102.48 feet**, to a point;
(5) **N 10° 38' 05" W, 94.36 feet**, to a point;
(6) **N 16° 07' 52" W, 82.83 feet**, to a railroad spike found;
Thence leaving said road and along the South lines of Marinellie (535-1088 O.R.) and Bircher (530-2489 O.R.),
S 86° 25' 08" E, 689.72 feet, to the point of beginning, passing an iron pin set at 29.27 feet and **containing 10.050 acres.**

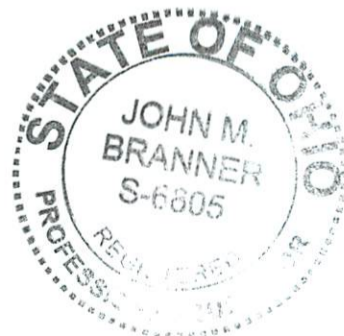
Subject to all easements and rights of way of record.
Iron pins set are 5/8 inch by 30 inch long rebar w/ plastic I.D. Cap stamped Branner P.S. 6805
Bearing: Grid North – N.A.D. 83 – Ohio South Zone
The above description is based on a field survey completed May, 2020 by
Jeb Branner, S.I., E.I., under the supervision of:
John M. Branner P.S. 6805



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

MAY 18 2020

Jill Thompson
Athens County Auditor





Marinellie
Robert P & Sally A
535-1088 O.R.

Bircher
Michael & Teresa
530-2489 O.R.

McDougal Road
County Road 28

N 16°07'52" W 82.83'
N 10°38'05" W 94.36'
N 00°36'21" W 102.48'
N 05°02'33" W 119.44'
N 15°54'27" W 103.96'

S 86°25'08" E 689.72'

P.O.B.
N: 516346.74, E: 2086283.25
bears S 49°36'38" W, 1634.64' (calculated)
from the Northeast corner of Fraction 12

10.050 Acres

Marinellie
Robert P & Sally A
209-773 O.R.

Linscott
Lori Zofchak
& David
222-162 O.R.

Nishimura
Cynthia Miller
51-541 O.R.

iron pin found bent
and replaced
+121.65

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Bonnaud
Eric Yves Michael
445-728 O.R.

Classic Gold Inc.
511-2167 O.R.

McDougal Road
County Road 28



Scale 1"=100'
○ = Iron pin set 5/8" rebar w/ plastic ID cap
● = Iron pin found
△ = Railroad spike found
Bearings: N.A.D. Grid North - Ohio South Zone
Ref. Docs.: Tax Plats, Deeds, Existing Surveys



Survey of an
Existing 10.050 Acre tract
Situated in Fraction 12,
Section 9, T.10, R.14,
Dover Twp., Athens Co., OH
Surveyed May, 2020
by Jeb Branner, S.I., E.I.,
under the supervision of:

By: *Jeb Branner*
John M. Branner, P.S. 6805
P.O. Box 274
The Plains, OH 45780