

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

APR 18 2017

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Brant William
DATE: 4/18/17

DESCRIPTION OF A 0.572 ACRE TRACT
(To be conveyed to an adjoining Owner)

Situated in Fraction 3, Section 9, Dover Township, T-10, R-14, Athens County, Ohio, and being a part of Tract 2 of the Robert and Star Castro Tract (447-87 O.R.) and being more particularly described as follows:

Parcel 3:

Commencing at an iron pin found at the Northeast Corner of the Robert and Star Castro (447-87 O.R.), said pin bears South 18 degrees 52 minutes 13 seconds West, 1178.59 feet from N.E. Cor of Fraction 3;

Thence along the lines of Sugar Creek Coal & Mining Company (94-227 OR):

S 6° 12' 42" W, 363.31 feet to an iron pin set;

S 6° 12' 42" W, 319.13 feet to an iron pin set;

S 86° 06' 14" W, 495.36 feet to an iron pin set;

N 75° 08' 29" W, 231.00 feet to an iron pin set;

N 52° 56' 11" W, 132.00 feet to an iron pin set;

N 66° 20' 40" W, 462.00 feet to an iron pin set;

S 86° 07' 23" W, 198.00 feet to an iron pin set and also being the **Point of Beginning** for the survey herein described;

Thence continuing along the lines of Sugar Creek Coal & Mining Company (94-227 OR):

S 18° 50' 47" W, 245.00 feet to an iron pin set;

N 84° 27' 47" W, 129.99 feet to a point in Twp. Rd. 325 (Mill Creek Rd.) as it intersects with Twp. Rd. 24 (Sand Ridge Road);;

Thence along Twp. Rd. 324 (Sand Ridge Road:

N 28° 40' 00" E, 242.85 feet to a point;

Thence along new lines created by this survey:

N 86° 07' 23" E, 92.24 feet to the point of beginning and **containing 0.572 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: N.A.D. 83 Grid North - Ohio South Zone

The above description is based on a field survey completed April 2017 by

John M. Branner P.S. 6805



Approved By
Athens County Regional Planning Commission

Date

2/26/18

Jessie

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Desilva
 Bruce & Connie
 75-205 OR

P.O.B.
 Tract 1
 bears
 S 18° 52' 13" W
 555.47' from
 N.E. Cor. of Fr. #3

P.O.B.
 Tract 2

Stover
 508-1185 OR

Dobo
 Kenneth A
 438-137 OR

Robert and Star Castro
447-87 O.R.
 Parcel #1
 10.205 Acres

Parcel #2
 10.335 Acres

Luna
 Cynthia
 217-16 OR

Parcel 3
 0.572 Acres

To be conveyed to
 adjacent Owner

Part of
 Tract 2
 G010010029003

Center-line of
 10' Driveway
 Easement
 (extg gravel drive)

Part of
 Tract 2
 G010010029003
 (0.05ac.)

Part of
 Tract 2
 G010010029003
 (.401ac.)

Allison
 Donna Et Al
 457-1475 OR

Approved By
 Athens County Regional Planning Commission

Date: 2/26/18
Jessie

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE

BY: *Frank Williams*
 DATE: 4/16/17

Sugar Creek Coal
 & Mining Company
 94-227 OR

Survey of Three Tracts in
 Situated in Fr. #3, Section 9, T.10, R.14,
 Dover Twp., Athens Co., Ohio
 Surveyed April 2017

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

0' 200' 400' 600'



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

Short Line Table

Line	Bearing	Distance
1	S 21° 11' 38" W	32.53'
2	N 80° 18' 53" W	57.01'
3	S 85° 34' 03" W	77.61'
4	N 85° 34' 03" E	77.61'
5	S 80° 18' 53" E	57.01'
6	N 21° 11' 38" E	32.53'

