

**DESCRIPTION OF A 10.335 ACRE TRACT**

Situated in Fraction 3, Section 9, Dover Township, T-10, R-14, Athens County, Ohio, and being a part of Tract One and Tract Two as described in Volume 447, Page 87 of the Official Records of Athens County and being more particularly described as follows:

**Parcel 2:**

**Commencing** at an iron pin found at the Northeast Corner of 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 S 6° 12' 42" W, 363.31 feet to an iron pin set and also being the **Point of Beginning** for the survey herein described;

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

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, 290.24 feet to a point in Twp. Rd. 324 (Sand Ridge Road) ,passing an iron pin set at 198 feet;

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

N 31° 17' 05" E, 208.22 feet to a point;

Thence along new lines created by this survey and along the center- line of an existing gravel road and center of a 10' driveway easement:

N 89° 11' 03" E, 161.02 feet to a point;

N 85° 34' 03" E, 77.61 feet to a point;

S 80° 18' 53" E, 57.01 feet to a point and also being the termination of the 10' driveway easement;

Thence, leaving said drive and along new lines created by this survey:

N 21° 11' 38" E, 32.53 feet to an iron pin set,, passing an iron pin set at 12.00 feet;

S 82° 05' 18" E, 1166.75 feet to the point of beginning, passing an iron pin set at 105.39' and **containing 10.335 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



**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: *Perennial*  
DATE: 4/18/17



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

APR 18 2017

Jill Thompson  
 Athens County Auditor



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 1  
 G010010029100  
 (10.155 ac.)

Part of  
 Tract 1  
 G010010029100  
 (9.934 ac.)

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



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'

