

MAR 16 2023

Jill Thompson  
Athens County Auditor

## DESCRIPTION OF A 166.600 ACRE TRACT

Situated in Fraction 2 of Section 9 and Fraction 6 of Section 15, T.10, R.14, Dover Township, Athens County, Ohio and being all of Parcel G010010035700 & part of Parcel G010010035800 as described in Volume 369, Page 743 of the Official Records of Athens County, Ohio and being more particularly described as follows:

**Beginning** at a stone found at the Northwest corner of Fraction 2:

Thence along the South lines of Sugar Creek Coal & Mining (78-583 O.R.) and Linscott (601-1395 O.R.),  
**S 85° 56' 17" E, 1121.34 feet** to an iron pin set at a fence corner;

Thence continuing along the West line of Linscott,

**S 03° 19' 16" W, 955.60 feet** to a Twin Oak, with witness iron pins set bearing N 03° 19' 16" E, 6.41 feet and S 04° 16' 53" W, 28.03 feet;

Thence along the West line of Bobo (544-2492 O.R.),

**S 04° 16' 53" W, 1028.98 feet** to an iron pin found;

Thence along the west lines of Gradin (403-575 O.R.) and Reiger (574-90 O.R.),

**S 04° 06' 06" W, 954.31 feet** to a point in Township Road 324 (Sand Ridge Road), passing iron pins found at 641.31 feet and 934.71 feet;

Thence along said road the following five courses:

(1) **N 88° 08' 17" W, 381.01 feet** to a point;

(2) **N 84° 46' 56" W, 124.80 feet** to a point;

(3) **N 82° 37' 43" W, 241.21 feet** to a point;

(4) **N 88° 01' 37" W, 247.54 feet** to a point;

(5) **N 83° 40' 49" W, 125.11 feet** to a point;

Thence leaving said road and along a new line created by this survey,

**N 03° 42' 37" W, 140.80 feet** to an iron pin set, passing an iron pin set at 26.49 feet;

Thence along the North line of Sunday Creek Horizons LLC (591-2438 O.R.),

**N 86° 52' 23" W, 1564.20 feet** to an iron pin found;

Thence along the East lines of Fitzmaurice (421-531 O.R.):

**N 04° 31' 49" E, 1633.50 feet** to an iron pin found;

**N 86° 25' 22" W, 617.67 feet** to an iron pin found;

Thence along the line of Fitzmaurice and the line of Dover Enterprises LTD (540-2036 O.R.),

**N 03° 36' 38" E, 644.98 feet** to a stone found, passing an iron pin found at 525.80 feet;

Thence along continuing along the South line of Dover Enterprises LTD,

**S 86° 01' 31" E, 2206.38 feet** to a point in a creek, passing an iron pin set at 2139.32 feet;

Thence leaving said creek and continuing along the East line of Dover Enterprises LTD,

**N 01° 31' 41" E, 551.10 feet** to the Point of Beginning, passing an iron pin set at 31.60 feet and

**containing 166.600 acres total** of which 76.480 acres are contained within Fraction 2 (G010010035800), and 90.120 acres are contained within Fraction 6 (G010010035700).


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 March, 2023 by

  
JEB Branner, P.S. 8816  
740-592-5778  
P.O. Box 274  
The Plains, Ohio 45780



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY:   
DATE: 3/16/23



Line Table		
LINE	BEARING	DISTANCE
L1	N 88°08'17" W	381.01'
L2	N 84°46'56" W	124.80'
L3	N 82°37'43" W	241.21'
L4	N 88°01'37" W	247.54'
L5	N 83°40'49" W	125.11'
L6	N 03°42'37" W	140.80'
L7	S 03°42'37" E	140.80'
L8	N 83°40'49" W	16.39'
L9	N 02°57'53" E	138.89'

APPROVED BY ATHENS COUNTY REGIONAL PLANNING COMMISSION  
 DATE 7/21/2023  
*Joe Cr*

DOVER ENTERPRISES LTD  
 540-2036 OR  
 SURVEY REF  
 72.56 AC  
 SH HIBBARD  
 JAN, 1928  
 (COUNTY SURVEY RECORDS 8-322)

SUGAR CREEK COAL & MINING  
 78-583 OR

P.O.B.

\*N:515490.54, E:2081827.65  
 Stone found at the Northwest corner of Fraction 2

**SURVEY OF A 166.600 ACRE TRACT**  
 Situated in Fraction 2 of Section 9 & Fraction 6 of Section 15, T.10, R.14, Dover Twp., Athens Co., OH  
 Surveyed Completed March, 2023

By: *Jeb Branner*  
 Jeb Branner, P.S. 8816  
 P.O. Box 274  
 The Plains, OH 45780

FITZMAURICE  
 421-531 OR  
 SURVEY REF  
 134.020 AC  
 PRICE, 8362  
 DEC, 2007

**166.600 ACRES TOTAL**

CONKLING & WINELAND LLC  
 369-743 OR

LINSCOTT  
 601-1395 OR

BOBO  
 544-2492 OR  
 SURVEY REF  
 39.736 AC  
 BRANNER, 6805  
 MAR, 2018

GRADIN  
 403-575 OR  
 SURVEY REF  
 3.037 AC  
 HIGHLAND, 7581  
 APR, 2006

REIGER  
 574-90 OR  
 SURVEY REF  
 2.003 AC  
 HIGHLAND, 7581  
 APR, 2006

SECTION 15: 111.653 AC  
 SECTION 9: 54.947 AC

P.O.B. (0.026 AC) (see detail)  
 bearing S 04°14'19" W, 2801.58'  
 from a stone found at the Northwest corner of Fraction 2

SUNDAY CREEK HORIZONS LLC  
 591-2438 OR

MCCUNE  
 333-762 DR  
 G010010035300

SCHOENY  
 497-621 OR

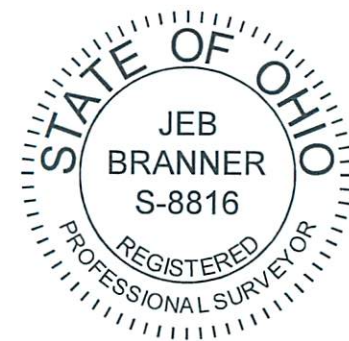
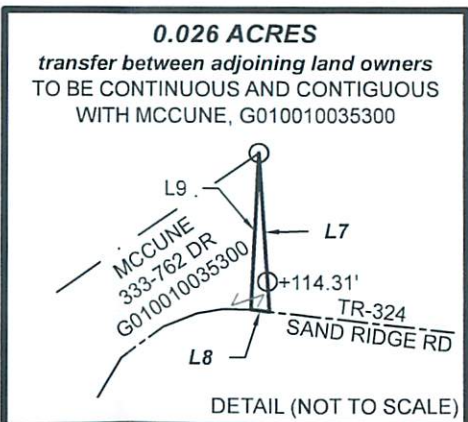
POWELL  
 500-67 OR

FARSON  
 281-415 OR

WILSON  
 592-2384 OR

MCDALL  
 599-935 OR

HAZELBAKER  
 578-62 OR



Scale 1"=500'

- = 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

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE

BY: *Thomas*  
 DATE: 3/16/23

