

**DESCRIPTION OF A 0.801 ACRE TRACT  
"TRACT A"**

**to be continuous and contiguous with Lot 1 of the Stover Subdivision (Envelope 488B)**

Situated in Section 11, T.11, R.15, Waterloo Township, Athens County, Ohio and being a part of Lot 5 in Stover Subdivision as platted in Envelope 488B of the Subdivision Plats at the Athens County Recorder's Office, Athens, Ohio and being more particularly described as follows:

**Beginning** at a point common to Lots 1 & 5 of Stover Subdivision and said point bearing S 64° 48' 44" E, 453.19 feet from an Oak tree taken to be the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 11:

Thence along the common line of Lots 1 & 5:

**N 65° 24' 59" W, 14.63 feet** to a point;

**N 40° 30' 18" W, 112.01 feet** to an iron pin set;

Thence along the North line of Lot 5 and the South line of Bartlett (571-728 O.R.),

**N 60° 55' 08" E, 347.42 feet** to a point in County Road 22 (Vore Ridge Road), passing an iron pipe found at 321.61 feet;

Thence along said road and the Northeast line of Lot 5,

**S 29° 01' 33" E, 93.98 feet** to a point;

Thence leaving said road and along new lines created by this survey the following three courses:

(1) **S 61° 04' 31" W, 208.08 feet** to an iron pin set, passing an iron pin set at 25.17 feet;

(2) **S 03° 59' 12" E, 35.57 feet** to an iron pin set;

(3) **S 63° 24' 25" W, 93.41 feet** to the Point of Beginning and **containing 0.801 acres** and to be continuous and contiguous with Lot 1 of the Stover Subdivision.

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch rebar with I.D. Cap stamped "Branner Surveying 8816"

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

Note: Bearings used are based on GPS observations and not the basis of bearings used in the original subdivision plat

The above description is based on a field survey completed October, 2021 by

Jeb Branner, P.S. 8816



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

NOV 03 2021

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: Branner, Utellion  
DATE: 11/3/21

**DESCRIPTION OF A 3.008 ACRE TRACT  
"TRACT B"**

to be continuous and contiguous with Lot 5 of the Stover Subdivision (Envelope 488B)

Situated in Section 11, T.11, R.15, Waterloo Township, Athens County, Ohio and being a part of Lot 1 in Stover Subdivision as platted in Envelope 488B of the Subdivision Plats at the Athens County Recorder's Office, Athens, Ohio and being more particularly described as follows:

**Beginning** at a point common to Lots 1 & 5 of Stover Subdivision and said point bearing S 64° 48' 44" E, 453.19 feet from an Oak tree taken to be the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 11:

Thence along the common line of Lots 1 & 5,  
S 65° 24' 59" E, 235.04 feet to a point in Township Road 259 (Campbell Road);

Thence along said road the following five courses:

- (1) S 67° 30' 43" W, 105.00 feet to a point;
- (2) S 54° 03' 55" W, 163.77 feet to a point;
- (3) S 63° 12' 25" W, 249.16 feet to a point;
- (4) S 51° 39' 00" W, 194.00 feet to a point;
- (5) S 41° 46' 35" W, 105.94 feet to a point;

Thence leaving said road and along the West line of Lot 1 and the East line of Hart (283-1751 O.R.),

N 03° 56' 35" E, 326.99 feet to an iron pin set, passing an iron pin found at 30 feet;

Thence along new lines created by this survey,

N 63° 24' 25" E, 490.41 feet to the Point of Beginning and **containing 3.008 acres** and to be continuous and contiguous with Lot 5 of the Stover Subdivision.

Subject to all easements and rights of way of record.

Iron pins set are 5/8 inch by 30 inch rebar with I.D. Cap stamped "Branner Surveying 8816"  
Bearing: Grid North – N.A.D. 83 – Ohio South Zone

Note: Bearings used are based on GPS observations and not the basis of bearings used in the original subdivision plat

The above description is based on a field survey completed October, 2021 by  
Jeb Branner, P.S. 8816



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

NOV 03 2021

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *J. Branner*  
DATE: 11/3/21



Legal Description Pre-Approval  
**APPROVED**  
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NOV 04 2021

Jill Thompson  
 Athens County Auditor



**ACREAGE BREAKDOWN**  
**TRACT A: 0.801 ACRES EXCEPTED FROM LOT 5 AND TO BE CONTINUOUS AND CONTIGUOUS WITH LOT 1**  
**TRACT B: 3.008 ACRES EXCEPTED FROM LOT 1 AND TO BE CONTINUOUS AND CONTIGUOUS WITH LOT 5**

Description Checked for  
 Mathematical Accuracy  
 Athens County  
**ENGINEER'S OFFICE**  
 BY: *Robert W. Branner*  
 DATE: 11/4/21



Scale 1"=150'

- = Iron pin set 5/8" rebar w/ plastic ID cap
- = Iron pin found

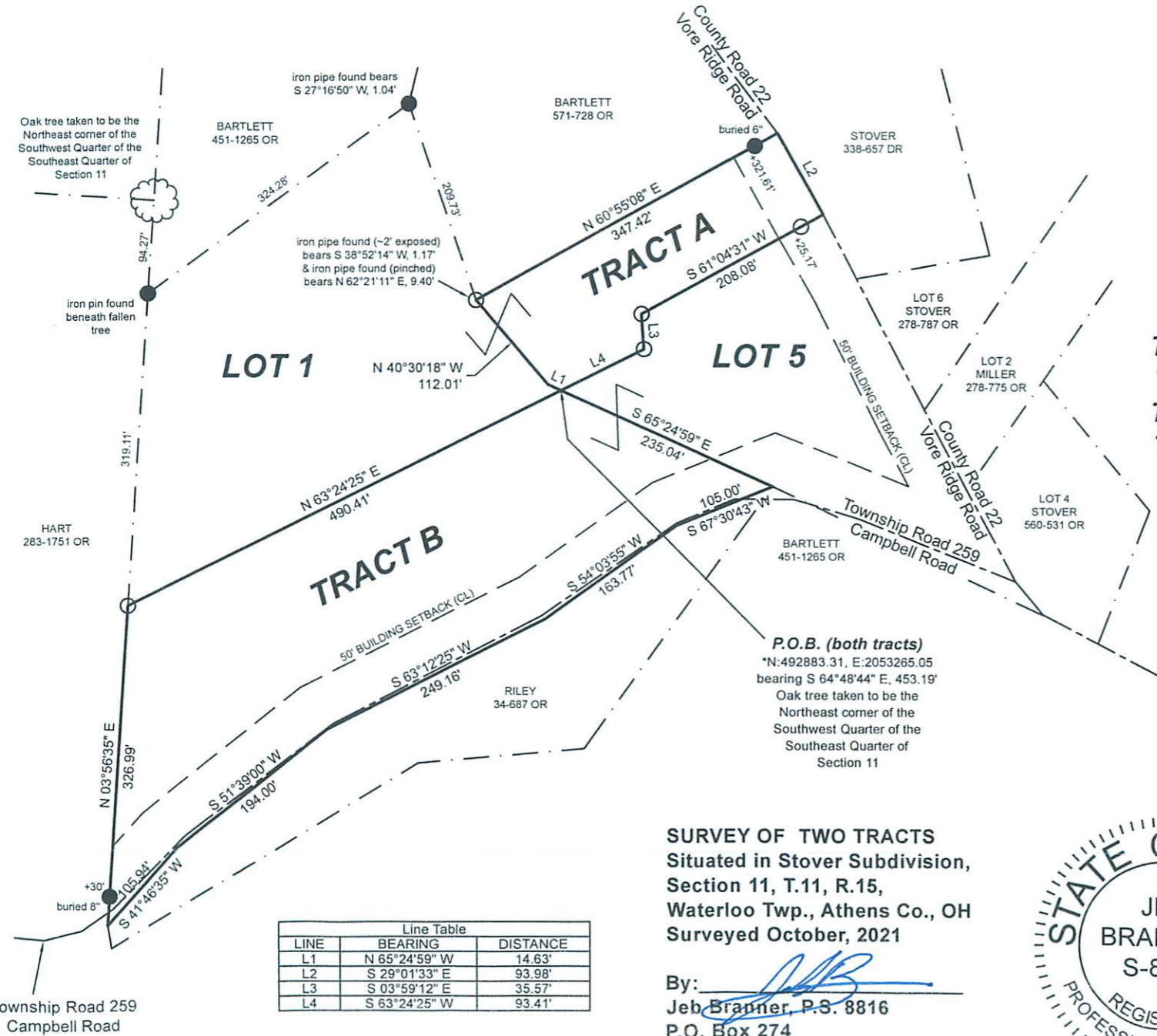
Bearings: N.A.D. 83 - Grid North - Ohio South Zone  
 Ref. Docs.: Tax Plats, Deeds, Existing Surveys  
 Stover Subdivision Plat (Envelope 488B, Recorder's Office)  
 Bearings used are based on GPS observations and not the basis of bearings used in the original subdivision plat  
 \*Coordinates are to be used GIS purposes only



**SURVEY OF TWO TRACTS**  
 Situated in Stover Subdivision,  
 Section 11, T.11, R.15,  
 Waterloo Twp., Athens Co., OH  
 Surveyed October, 2021

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

LINE	BEARING	DISTANCE
L1	N 65°24'59" W	14.63'
L2	S 29°01'33" E	93.98'
L3	S 03°59'12" E	35.57'
L4	S 63°24'25" W	93.41'



**P.O.B. (both tracts)**  
 \*N:492883.31, E:2053265.05  
 bearing S 64°48'44" E, 453.19'  
 Oak tree taken to be the  
 Northeast corner of the  
 Southwest Quarter of the  
 Section 11

Township Road 259  
 Campbell Road

HART  
 283-1751 OR

BARTLETT  
 451-1265 OR

BARTLETT  
 571-728 OR

STOVER  
 338-657 DR

LOT 6  
 STOVER  
 278-787 OR

LOT 2  
 MILLER  
 278-775 OR

LOT 4  
 STOVER  
 550-531 OR

BARTLETT  
 451-1265 OR

RILEY  
 34-687 OR

Oak tree taken to be the  
 Northeast corner of the  
 Southwest Quarter of the  
 Southeast Quarter of  
 Section 11

iron pipe found bears  
 S 27°16'50" W, 1.04'

iron pipe found (~2' exposed)  
 bears S 38°52'14" W, 1.17'  
 & iron pipe found (pinched)  
 bears N 62°21'11" E, 9.40'

iron pin found  
 beneath fallen  
 tree

buried 6"

buried 8"