

DESCRIPTION OF A 93.52 ACRE TRACT

Situated in Sections 29 and 30 of T.7, R.12, Bern Township, Athens County, Ohio and being all of the tracts of land as described in Volume 457, Page 916 of the Official Records of Athens County and being more particularly described as follows:

Beginning at South-east corner of the South-west Quarter of Section 30, Thence, along the lines of the State of Ohio S 87° 04' 16" E, 533.27 feet to a point in Oposum Branch of Sharps Fork, passing a fence end post at 474.70 feet; Thence, along the meanderings of Opossum Branch and the lines of Wayne Gilchrist ( 232- 638 O.R.) S 28° 21' 00" W, 31.39 feet; S 1° 27' 41" W, 152.99 feet; S 37° 42' 29" W, 60.51 feet; N 86° 01' 07" W, 104.29 feet; S 1° 36' 34" W, 77.74 feet; S 11° 03' 36" W, 147.12 feet; S 36° 52' 12" W, 79.76 feet; S 8° 27' 18" W, 121.24 feet; Thence, leaving Oposum Branch and along an existing fence-line and the North line of Stacy Gilchrist 332-2379 O.R.) N 74° 35' 35" W, 332.37 feet to a fence corner post , passing a fence end post at 50 feet; Thence, along the line of Bern Township Trustees ( 266-169 D.R.) N 3° 26' 08" E, 275.60 feet to an iron pin found; N 73° 33' 37" W, 76.20 feet to a point; N 69° 48' 37" W, 25.20 feet to an iron pin (calculated location) Thence, along the lines of Freeborn ( 417-1681 O.R.) S 75° 57' 33" W, 122.10 feet an iron pin (calculated location) S 19° 05' 23" W, 419.47 feet to a point in Joy Creek Road, passing an iron pin found at 399.47 feet; Thence, along Joy Creek Road ( C.R. 49) N 69° 55' 40" W, 100.65 feet; N 53° 50' 28" W, 230.10 feet; N 52° 05' 35" W, 100.00 feet; thence, leaving said road and along the lines of Russell ( 76-29 O.R.) S 37° 53' 55" W, 55.89 feet passing an iron pin (calculated location) at 20.00 feet; N 56° 59' 35" W, 216.81 feet to an iron pin (calculated location) N 41° 16' 01" W, 135.11 feet to an iron pin (calculated location) N 81° 02' 03" W, 451.60 feet to a Sycamore Tree; N 15° 16' 59" W, 224.59 feet to an iron pin found; N 2° 29' 26" E, 55.54 feet to a point in the south-line of Section 30; Thence, along the said line and the south -line of Stevens ( 449-2258 O.R.) S 87° 30' 34" E, 137.07 feet to a point in Joy Creek Road; Thence, along said road: N 52° 58' 40" W, 165.13 feet; N 46° 41' 51" W, 116.77 feet; thence, leaving Joy Creek Road and along the lines of K.C. Cattle Co. L.L.C. ( 133-651 O.R.) N 39° 19' 17" E, 680.12 feet to an iron pin (calculated location) N 38° 06' 08" E, 546.35 feet to an iron pin found N 5° 46' 01" W, 310.98 feet to an iron pin (calculated location) N 21° 56' 46" W, 1273.35 feet to an iron pin found; Thence, along the South -line of K.C. Cattle Co. L.L.C. ( 411-2229 O.R.) S 86° 55' 56" E, 1470.05 feet to an iron pin found; Thence, along the line of The State of Ohio ( 231-33 D.R.) S 2° 14' 36" W, 2606.63 feet to the point of beginning and containing 93.52 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

The above description is based on a field survey completed June 2015 by

Legal Description Pre-Approval  
John M. Branner, P.S. 6805

APPROVED

*John M. Branner*

All transfers are subject to Athens County Conveyance Standards

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Beth Ann Mullins*  
DATE: 6/3/15

JUN 03 2015

Jill Thompson  
Athens County Auditor





KC CATTLE  
CO LLC  
411-2229 O.R.  
184.7340

KC CATTLE  
CO LLC  
133-651 O.R.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *John M. Branner*  
DATE: *6/3/15*

STATE  
OF OHIO  
231-33 D.R.

Blyth Trust  
457-916 O.R.  
93.52 Acres

STEVENS  
DONNIE E II &  
449-2258 O.R.

P.O.B.  
S.E. cor of  
S.W. 1/4  
of Sec. 30

Fence-line agreement  
w/ State of Ohio  
(Div. of Forestry)  
1-15-04

D010010021801

Sec. 30 (73.07 ac)  
Sec. 29 (20.45 ac.)

D010010021600

N 15° 16' 59" W  
224.59'

N 81° 02' 03" W  
451.60'

Sycamore  
tree

RUSSELL  
GERALDINE  
76-29 O.R.

Barbara Freebom  
417-1681 O.R.

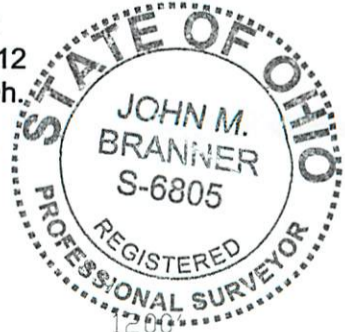
Bern Twp.  
Trustees  
266-169 D.R.

Wayne Gilchrist  
232-638 O.R.

GILCHRIST STACY  
332-2379 O.R.

Survey of a 93.52 Acre Tract  
in Sections 29 & 30 of T.7, R.12  
Bern Township, Athens Co., Oh.  
Surveyed June 2015

*John M. Branner*  
John M. Branner P.S. 6805  
62 East First Street  
The Plains, Ohio 45780  
740-541-0350



Line	Bearing	Distance
1	S 28° 21' 00" W	31.39'
2	S 1° 27' 41" W	152.99'
3	S 37° 42' 29" W	60.51'
4	N 86° 01' 07" W	104.29'
5	S 1° 36' 34" W	77.74'
6	S 11° 03' 36" W	147.12'
7	S 36° 52' 12" W	79.76'
8	S 8° 27' 18" W	121.24'
9	N 73° 33' 37" W	76.20'
10	N 69° 48' 37" W	25.20'
11	S 75° 57' 33" W	122.10'
12	N 69° 55' 40" W	100.65'
13	N 52° 05' 35" W	100.00'
14	S 37° 53' 55" W	55.89'
15	N 41° 16' 01" W	135.11'
16	N 2° 29' 26" E	55.54'
17	S 87° 30' 34" E	137.07'
18	N 52° 58' 40" W	165.13'
19	N 46° 41' 51" W	116.77'



- Scale: 1 inch = 400 feet
- = iron pin found
- = iron pin (calculated location)
- ◇ = fence post
- - - = fence-line

Bearings: N.A.D. 83: Grid North  
Ref. Docs.: Tax Plat-deeds-surveys

