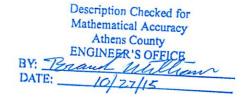
## Legal Description Pre-Approval APPROVED

All transfers are subject to Athens County Conveyance Standards

OCT 28 2015

Jill Thompson Athens County Auditor





## **DESCRIPTION OF A 10.453 ACRE TRACT**

Situated in Section 30, T.7, R.13, Bern Township, Athens County, Ohio and being more particularly described as follows:

Commencing at the Northwest corner of Section 30;

Thence 618.67 feet East and 1930.64 feet South to the point of beginning for the tract herein

Beginning at an iron pin found in the East line of Brake (50-684 OR, 13.88 acres) and along said lines:

S 3° 22' 14" E, 157.04 feet to an iron pin found;

S 2° 30′ 16″ E, 660.65 feet to an iron pin found:

Thence along the lines of KC Cattle Co. LLC (133-651 OR) S 79° 05' 31" W, 622.80 feet to the center of C.R. 49 (Joy Creek) passing an iron pin set at +592.80';

Thence along said road the following 4 courses:

- 1) N 7° 16' 26" E, 41.16 feet to a point;
- 2) N 11° 57' 39" E, 833.02 feet to a point;
- 3) N 9° 18′ 57" E, 22.10 feet to a point;
- 4) N 10° 44′ 34″ E, 10.20 feet to a point;

Thence leaving said road and along the lines of Brake (50-684 OR, 2.18 Acres) the following courses:

N 46° 13' 21" E, 237.63 feet along the centerline of a shallow ditch to an iron pin found passing an iron pin set at +40.97;

S 77° 51′ 54" E, 58.01 feet to a tall iron pin found;

S 70° 33' 39" E, 122.75 feet to an iron pin found;

S 35° 37' 14" E, 79.11 feet to the point of beginning and containing 10.453 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: Assumed bearings to be used to denote interior angles only

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

John M. Branner P.S. 6805



