

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

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Brand William  
DATE: 10/27/15

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 described;

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

A handwritten signature in blue ink, appearing to read "John M. Branner".





BRAKE  
LONNIE J  
50-684 OR  
2.1800 acres

N 46° 13' 21" E  
237.63'  
Shallow Ditch

S 77° 51' 54" E  
58.01'  
S 70° 33' 39" E  
122.75'

79.11'  
S 35° 37' 14" E

P.O.B.  
618.67' East  
and 1930.64' South  
of the N.W. Corner  
of Section 30  
(Calculated)

BRAKE  
LONNIE J  
50-684 OR  
13.8800 acres

10.453 Acres

C.R. 49 (Joy Road)  
N 11° 57' 39" E  
833.02'

Line	Bearing	Distance
1	N 7° 16' 26" E	41.16'
2	N 9° 18' 57" E	22.10'
3	N 10° 44' 34" E	10.20'

L1

+592.80'

S 79° 05' 31" W  
622.80'

KC CATTLE  
CO LLC  
133-651 OR  
64.7100

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: John M. Branner  
DATE: 10/27/15



Scale: 1 inch = 100 feet  
○ = Iron pin found  
● = Iron pin set w/ I.D. Cap  
stamped "Branner P.S. 6805"  
Assumed bearings to be used to  
denote interior angles only  
Ref. Docs.: Deeds, plat maps, previous surveys

Survey of 10.453 Acre Tract  
in Section 30, T.7, R.13, Bern  
Twp., Athens County, Ohio  
Surveyed October 2015

By: John M. Branner  
John M. Branner P.S. 6805  
62 East First Street  
The Plains, Ohio 45780

