

F23-47498

RE: Landowners Thomas C. Craig Jr.
Brown County Common Pleas Case No. CVE20230567

Property Description:

Situated in the County of Brown, State of Ohio, and is described as follows:

Sterling Township, Brown County, Ohio and being bounded and more particularly described as follows:

Beginning at a magnail set in the centerline of Tri-County Highway at the southwesterly corner of Laurence A. and Christine J. James' 6.603 Acre tract as recorded in Official Record Book 275, page 282 in the Brown County, Ohio Recorders Office;

Thence with the centerline of said Tri-County Highway North 74 degrees 40 minutes 50 seconds West a distance of 232.15 feet to a magnail set; Thence with a division line for the next two (2) courses:

North 17 degrees 46 minutes 57 seconds East passing a 5/8" iron pin set at 37.67 feet for a total distance of 291.72 feet to a 5/8" iron pin set; South 74 degrees 40 minutes 50 seconds East a distance of 232.15 feet to a 5/8" iron pin set on the line of said Laurence A. and Christine J. James' 6.603 Acres tract;

Thence with line of said Laurence A. and Christine J. James' 6.603 Acre tract South 17 degrees 46 minutes 57 seconds West passing a 5/8" iron pin found at 261.72 feet for a total distance of 291.72 feet to the place of beginning, Containing 1.553 Acres more or less, subject however, to all legal highways and easements of record.

Bearings are based upon the record bearing North 74 degrees 40 minutes 50 seconds West establish in T.R. Pell's 2001 survey 2T-149-1308 and all other bearings are based upon angles and distances measured in field.

Surveyed by Christopher S. Renshaw, P.S. No. 8319 on 18 July 2016

Being the same property as conveyed from Carolyn A. James, unmarried AKA Carolyn James to Thomas C. Craig Jr. Married as set forth in Book 463, Page 764 dated 09/06/2016, recorded 10/17/2016, County of Brown, State of OH.

Property Address: 2437 Tri-county Highway, Mount Orab, OH 45154

PPN#: 37-072508.0301

Prior Deed Reference: O.R. Book 463, Page 764

APPROVED FOR TRANSFER 10/17/2023
DATE _____
BY _____ TAR
TAX MAP DRAFTSMAN
Brown Co. ENGINEER