



Point Surveying & Mapping



Professional Land Construction & Industrial Surveying

Route 1, Box 495 • Cottageville, WV 25239

PHONE (304) 372-2647 • FAX (304) 372-5266

Job No. 04-148
For: Michael W. Baldwin
Date: 10 August 2004

Description of 14.300 acres and a new 16' Wide Right Of Way

Situate in the County of Athens, Township of Bern, State of Ohio and being in Section 10, Town 7, Range 12.

Beginning at a stone on the northern line of Section 10 and the southern line of Section 11, said stone being a common corner to the land now or formerly owned by Hoyt W. Pinkerton (Official Records 275 Page 363) and the herein described 14.300 acre parcel currently owned by Michael W. Baldwin (Volume 82 Page 818) and being located approximately 2577.30' West from the Northeast Corner of said Section 10. Said point bears N-79°58'47"-E, 948.32' from a gas head found.

Thence with the division line of said Pinkerton and the land now or formerly owned by James Burson (1-429), S-00°00'00"-W, crossing over Fruit Farm Road, and a point in the centerline of a new 16' wide right of way at 570.80', a total distance of 834.42' to a 5/8" iron rebar with plastic cap set. Said rebar bears N-00°00'00"-E, 799.91' from a 48" Buckeye Tree.

Thence creating a new division line through said Baldwin the following (3) courses and distances:

- 1) S-49°09'44"-W, 929.23' to a 5/8" iron rebar with plastic cap set.
- 2) N-08°04'39"-E, 1335.97' to a 5/8" iron rebar with plastic cap set.
- 3) N-76°57'36"-E, crossing over said road, a total distance of 528.94' to the point of beginning.

New 16' wide Right Of Way

Beginning at a point in the division line of said 14.300 acre parcel and the division line of said Burson, said point bears S-00°00'00"-W, 570.80' from said stone on the northern line of Section 10.

Thence through the land of said Burson, N-52°05'46"-E, 86.06' to a point in the centerline of the above mentioned Fruit Farm Road.

Containing 14.300 acres together with a new 16' wide right of way and being shown on that certain plat made as a result of a survey by Point Surveying and Mapping, Route 1 Box 495 Cottageville, W.V. 25239. A copy of said plat, dated 10 August 2004, is attached hereto and made a part of this description.

Prepared by

Gregory N. Lowe

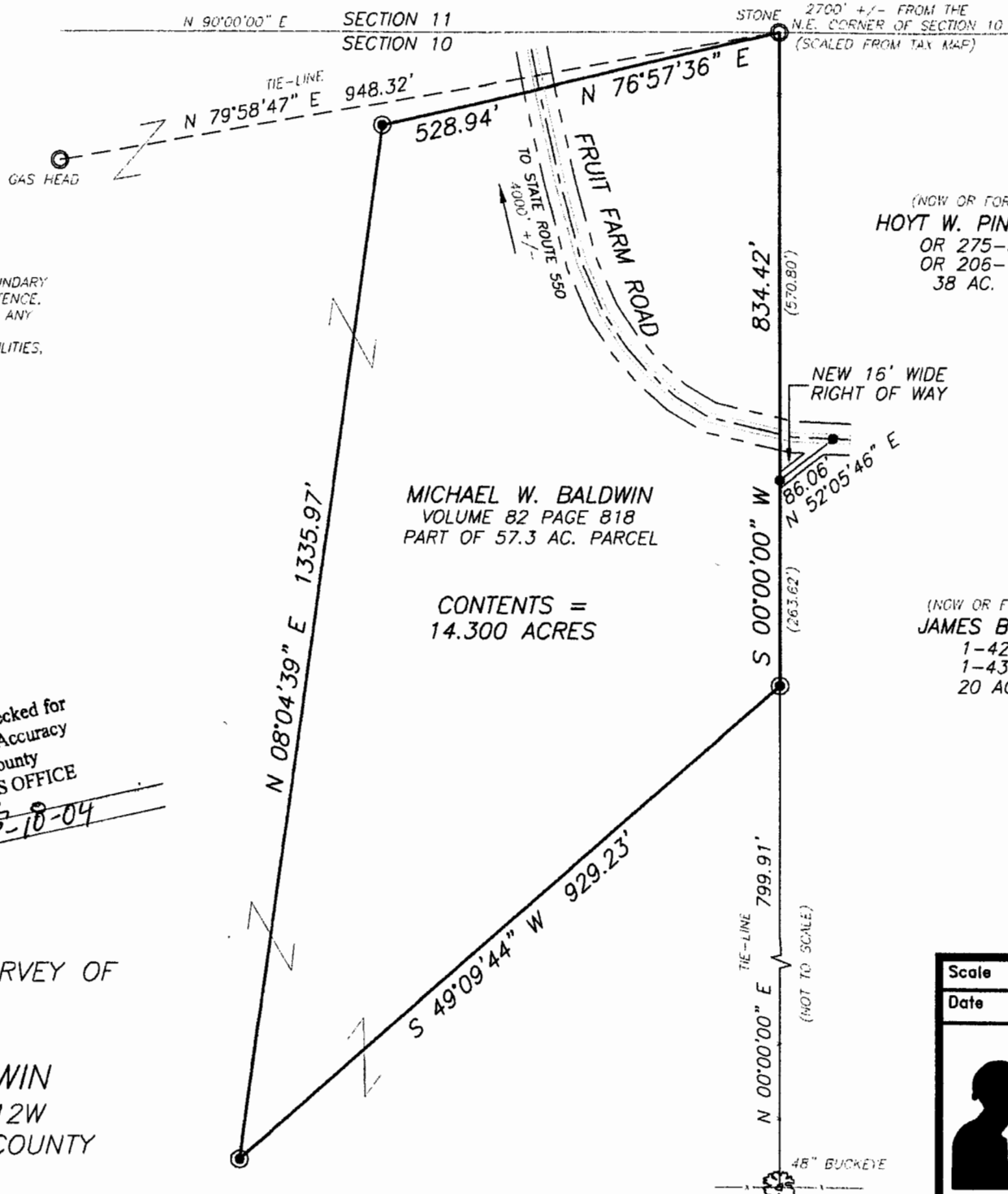
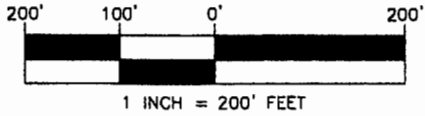
Gregory N. Lowe
Under the direction of
Delbert F. Bratcher Ohio S-7913

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *E. Blawie*
DATE: 8-18-04



GRAPHIC SCALE



LEGEND

- RIGHT OF WAY LINES
- SURVEYED PROPERTY LINES
- ADJOINING PROPERTY LINES
- TRACES OF OLD FENCE
- 5/8" REBAR W/CAP SET
- FOUND MONUMENTS (AS NOTED)
- CALCULATED POINT

NOTES

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

THIS PARCEL SUBJECT TO ANY STATE OR LOCAL RIGHT OF WAYS.

ADJOINING LAND OWNERS ARE BASED UPON CURRENT COUNTY ASSESSOR'S TAX MAPS.

(NOW OR FORMERLY)
HOYT W. PINKERTON
 OR 275-363
 OR 206-71
 38 AC.

(NOW OR FORMERLY)
JAMES BURSON
 1-429
 1-431
 20 AC.

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *S. Blause*
 DATE: *8-10-04*



Delbert F. Bratcher
 DELBERT F. BRATCHER-S-7913

PLAT SHOWING PARTITION SURVEY OF
14.300 ACRES

OWNED BY
MICHAEL W. BALDWIN
 SECTION 10, T7N - R12W
 BERN TOWNSHIP, ATHENS COUNTY
 STATE OF OHIO

Scale	1"=200'	Dwg. No.	04-148.dwg
Date	08/05/04		

Point Surveying & Mapping
 Rt. 1 Box 495
 Cottageville, WV 25239
 (304) 372-2647 Phone
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**Professional Land, Site,
 Construction & Industrial Surveying**

BRAS #10