

# PIONEER ENGINEERING & SURVEYING, LLC

P.O. Box 172, Beverly, Ohio 45715 Phone (740) 984-4476

## DESCRIPTION OF PROPERTY JOHN W. MOORE & CAROLE R. MOORE REVISED TRACT 1

### DESCRIPTION OF PROPERTY

Situated in The State of Ohio, Athens County, Bern Township, Town. 7N, Range 12W, Section No. 10, Fraction No. 4 & 5, Reference Deed, OR 420, Page 1987 and Auditor Parcel No. D01-00100151-00.

Being part of Fraction No. 4 & 5 in Section No. 10 and Bounded on the north by Edward D. Kaplan, OR 111, Page 326, on the east by Joan Morris, Vol. 31, Page 32 & Ethel M. Harshberger, OR 38, Page 826, on the south by John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 2 and on the west by Alfred W. Parsons, OR 219, Page 175 and being more precisely described as follows:

Beginning at a 15" X 3" stone with a 'X' cut in top found at the Northeast Corner of Fraction No. 4 and on the East Line of Section No. 10 in Bern Township, Athens County and on the West Line of Section No. 4 in Wesley Township, Washington County, thence along the North Line of Fraction No. 4 and bearing N 87° 00' 04" W, 849.69 feet to a 5/8" capped iron pin set by R. Roush S-7999, said 5/8" capped iron pin set by R. Roush S-7999 being the true place of beginning;

Thence leaving the North Line of Fraction No. 4 and along a line common to John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 1 and Ethel M. Harshberger, OR 38, Page 826 and bearing S 01° 56' 03" E, 866.16 feet to a 10" X 5" stone with a 'X' cut in top found;

Thence along a line common to John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 1 and John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 2 and bearing N 86° 56' 16" W, 965.88 feet to a point where a 5/8" capped iron pin set by R. Roush S-7999 bears N 86° 56' 16" W, 50.15 feet;

Thence along a line common to John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 1 and John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 2 and bearing S 01° 23' 10" E, 50.15 feet to a point;

Thence along a line common to John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 1 and John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 2 and bearing N 86° 56' 16" W, 469.46 feet to a point on the Centerline of Bern Township Road No. 199 (Fruit Farm Rd.);

Thence along the centerline and a line common to John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 2 and Alfred W. Parsons, OR 219, Page 175 and with a curve to the right having a chord bearing of N 14° 42' 32" W, a chord length of 52.51 feet, a delta angle of 04° 02' 46" and a radius of 743.66 feet to a point on the centerline;

Thence along a line common to John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 1 and John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 2 and bearing S 86° 56' 16" E, 431.45 feet to a 5/8" capped iron pin set by R. Roush S-7999, passing thru a 5/8" capped iron pin set by R. Roush S-7999 at 20.00 feet;

Thence along a line common to John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 1 and Alfred W. Parsons, OR 219, Page 175 and bearing N 01° 23' 10" W, 1497.61 feet to a 5/8" capped iron pin found set by M. Harper S-7397, passing thru a 1" O.D. uncapped iron pipe found at 6.99 feet and a point on the North Line of Fraction No. 4 at 857.37 feet;

Thence along a line common to John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 1 and Edward D. Kaplan, OR 111, Page 326 and bearing S 87° 00' 04" E, 1022.96 feet to a 5/8" capped iron pin set by R. Roush S-7999;

Thence along a line common to John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 1 and Joan Morris, Vol. 31, Page 32 and bearing S 00° 00' 00" E, 632.27 feet to a 5/8" capped iron pin set by R. Roush S-7999;

Said 5/8" capped iron pin set by R. Roush S-7999 being the true place of beginning.

Containing 35.294 acres more or less, with 20.577 acres being in Fraction No. 4 and 14.717 acres being in Fraction No. 5.

### EXISTING RIGHT-OF-WAY

The above description includes the following existing 25 ft. easement through the parcel of land owned by John W. Moore & Carole R. Moore, Tract 1, OR 420, Page 1987, 14.717 Acre Tract. Beginning at a point on the West Line of John W. Moore & Carole R. Moore, Tract 1, OR 420, Page 1987, 14.717 Acre Tract, Fraction No. 5, Located S 00° 00' 00" E, 1779.06 ft. and S 90° 00' 00" W, 1869.78 ft. from the Northeast Corner of Fraction No. 5 & Section No. 10, (Point falls 2.02 ft. inside the road right-of-way of Bern

Township Road No. 199 (Fruit Farm Rd.), said point being the beginning of the Centerline of 25 ft. easement; thence S 87° 00' 04" E, 1022.96 feet to a point on the East Line of the above described parcel.

Basis of bearings of the above surveyed tract: Bearing of the East Line of Fraction No. 5 & Section No. 10 in Bern Township, Athens County & the West Line of Section 4 in Wesley Township, Washington County (Athens / Washington County Line) was assumed as South 00° 00' 00" East.

SUBJECT to all rights of way, easements, leases and restrictions of record.

The above description based on a field survey performed by Pioneer Engineering and Surveying, LLC on December 26, 2009, under the direction of Robert H. Roush PE, PS S-7999.

Robert H. Roush  
Robert H. Roush  
S-7999

September 9, 2015  
Date



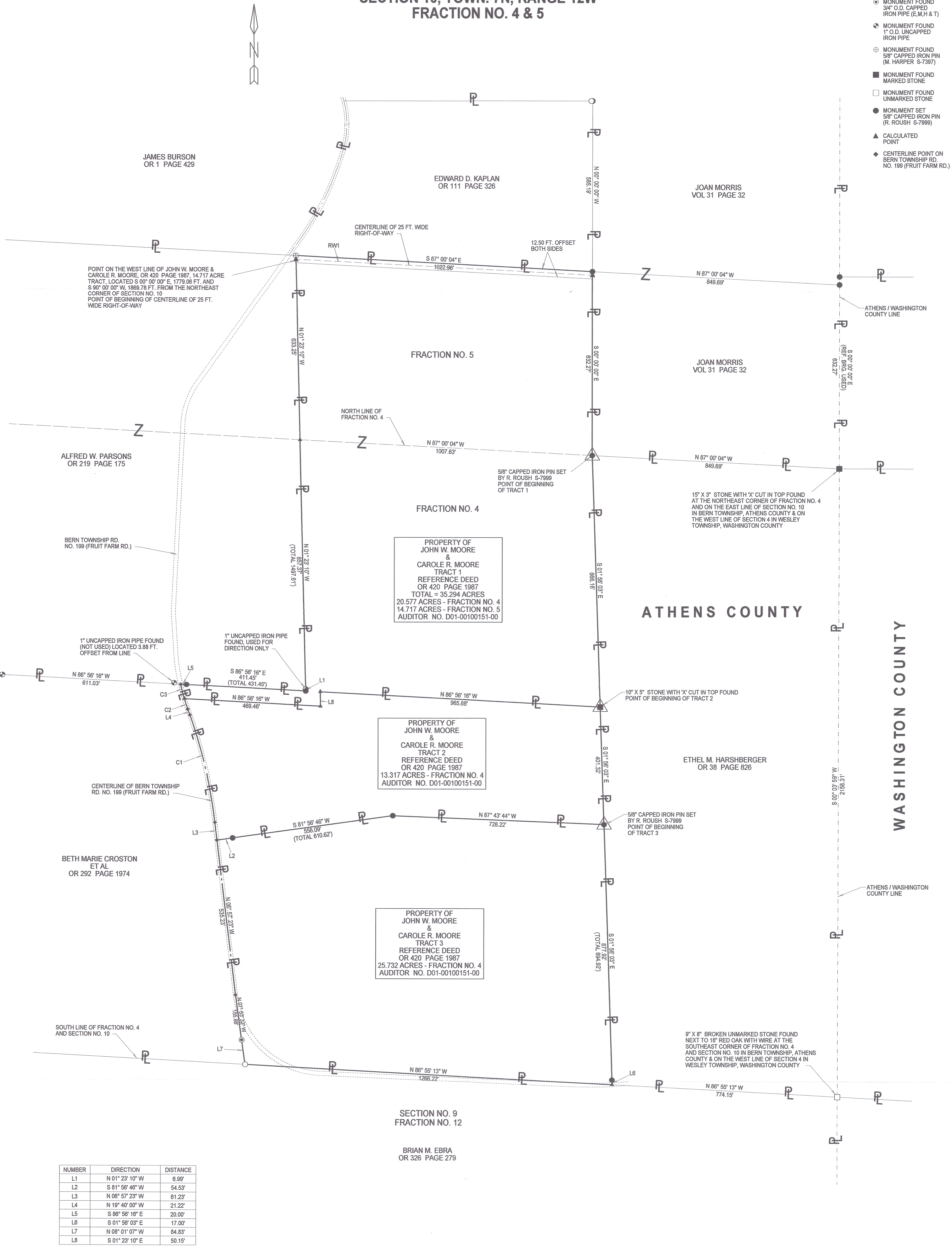
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Branch Williams  
DATE: 9/17/15



Bearings shown hereon are to an assumed meridian and are used to denote angles only.

# ATHENS COUNTY, OHIO BERN TOWNSHIP SECTION 10, TOWN. 7N, RANGE 12W FRACTION NO. 4 & 5

- ### LEGEND
- MONUMENT FOUND  
3/4" O.D. UNCAPPED  
IRON PIPE
  - ⊙ MONUMENT FOUND  
3/4" O.D. CAPPED  
IRON PIPE (E.M.H & T)
  - ⊕ MONUMENT FOUND  
1" O.D. UNCAPPED  
IRON PIPE
  - ⊕ MONUMENT FOUND  
5/8" CAPPED IRON PIN  
(M. HARPER S-7397)
  - MONUMENT FOUND  
MARKED STONE
  - MONUMENT FOUND  
UNMARKED STONE
  - MONUMENT SET  
5/8" CAPPED IRON PIN  
(R. ROUSH S-7999)
  - ▲ CALCULATED  
POINT
  - ◆ CENTERLINE POINT ON  
BERN TOWNSHIP RD.  
NO. 199 (FRUIT FARM RD.)



PROPERTY OF  
JOHN W. MOORE  
&  
CAROLE R. MOORE  
TRACT 1  
REFERENCE DEED  
OR 420 PAGE 1987  
TOTAL = 35.294 ACRES  
20.577 ACRES - FRACTION NO. 4  
14.717 ACRES - FRACTION NO. 5  
AUDITOR NO. D01-00100151-00

PROPERTY OF  
JOHN W. MOORE  
&  
CAROLE R. MOORE  
TRACT 2  
REFERENCE DEED  
OR 420 PAGE 1987  
13.317 ACRES - FRACTION NO. 4  
AUDITOR NO. D01-00100151-00

PROPERTY OF  
JOHN W. MOORE  
&  
CAROLE R. MOORE  
TRACT 3  
REFERENCE DEED  
OR 420 PAGE 1987  
25.732 ACRES - FRACTION NO. 4  
AUDITOR NO. D01-00100151-00

NUMBER	DIRECTION	DISTANCE
L1	N 01° 23' 10" W	6.99'
L2	S 81° 56' 46" W	54.53'
L3	N 06° 57' 23" W	61.23'
L4	N 19° 40' 00" W	21.22'
L5	S 86° 56' 16" E	20.00'
L6	S 01° 56' 03" E	17.00'
L7	N 08° 01' 07" W	84.83'
L8	S 01° 23' 10" E	50.15'

**C1 - CURVE DATA - LEFT**  
R = 1705.39'  
Δ = 12° 42' 36"  
CHD LEN = 377.53'  
CHD BRG = N 13° 18' 42" W

**C2 - CURVE DATA - RIGHT**  
R = 743.86'  
Δ = 02° 56' 05"  
CHD LEN = 38.09'  
CHD BRG = N 18° 11' 57" W

**C3 - CURVE DATA - RIGHT**  
R = 743.86'  
Δ = 04° 02' 46"  
CHD LEN = 52.51'  
CHD BRG = N 14° 42' 32" W

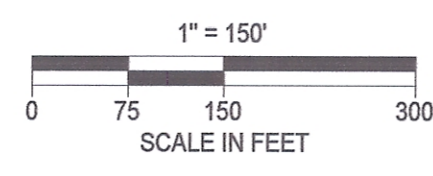
CENTERLINE OF 25.00 FT. WIDE RIGHT-OF-WAY

NUMBER	DIRECTION	DISTANCE
RW1	S 87° 00' 04" E	1022.96'



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Robert H. Roush*  
DATE: 9/17/15

*Robert H. Roush*  
ROBERT H. ROUSH  
OHIO REG. NO. S-7999  
DATE: 9-9-2015



**JOHN W. MOORE  
&  
CAROLE R. MOORE**  
PIONEER ENGINEERING AND SURVEYING, L.L.C.  
P.O. BOX 1027 BEVERLY, OHIO 46716  
PHONE: 740-984-4476

DATE: 12/26/2009