



Architects • Engineers • Surveyors

Pickering Associates Inc. • 11283 Emerson Ave. • Parkersburg, WV 26104
Phone 304.464.5305 • 800.954.5305 • Fax 304.464.4428

PROPERTY DESCRIPTION
136.346 ACRES TOTAL
BERN TOWNSHIP, PARCEL D010010007400
OFFICIAL RECORD 460, PAGE 1804
(SEE OFFICIAL RECORD 469, PAGE 375)

SITUATE IN AND BEING A PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION NUMBER 16, TOWN 7, RANGE 12, BERN TOWNSHIP, ATHENS COUNTY, OHIO, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED REBAR SET AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, SAID 5/8" CAPPED REBAR SET BEING A COMMON CORNER TO THE 55.57 ACRE STEVEN B. AND BEVERLY A. SNYDER TRACT (OFFICIAL RECORD 486, PAGE 1441), THE 20.00 ACRE GLADYS R. MCGREW TRACT (DEED VOLUME 168, PAGE 111) AND THE 41.83 ACRE HOWARD BURGESS, JR., TRACT (OFFICIAL RECORD 229, PAGE 660);

THENCE S 87°26'47" E 1354.32 FEET, WITH SAID 55.57 ACRE STEVEN B. AND BEVERLY A. SNYDER TRACT, TO A 5/8" CAPPED REBAR SET AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION;

THENCE N 02°42'38" E 660.56 FEET, WITH SAID 55.57 ACRE STEVEN B. AND BEVERLY A. SNYDER TRACT, TO A 5/8" CAPPED REBAR SET;

THENCE S 87°22'34" E 1354.06 FEET, WITH SAID 55.57 ACRE STEVEN B. AND BEVERLY A. SNYDER TRACT, TO A 5/8" CAPPED REBAR SET IN THE WEST LINE OF THE 41.07 ACRE LJW II ENTERPRISES LLC, TRACT (OFFICIAL RECORD 401, PAGE 1837), FROM WHERE A CAPPED REBAR FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16, BEARS N 02°41'17" E 658.90 FEET;

THENCE S 02°41'17" W 658.90 FEET, WITH SAID 41.07 ACRE LJW II ENTERPRISES LLC, TRACT, TO A 5/8" CAPPED REBAR SET AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16;

THENCE S 87°11'13" E 1357.57 FEET, WITH SAID 41.07 ACRE LJW II ENTERPRISES LLC, TRACT, TO A CAPPED REBAR FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER IN THE EAST LINE OF SAID SECTION 16, FROM WHERE A MARKED STONE FOUND AT THE NORTHEAST CORNER OF SAID SECTION 16, BEARS N 02°40'56" E 1320.62 FEET, SAID CAPPED REBAR FOUND ALSO BEING A COMMON CORNER TO THE 39.92 ACRE LJW II ENTERPRISES LLC, TRACT (OFFICIAL RECORD 237, PAGE 831) AND THE 21.68 ACRE RUSSELL L. BIGNELL II, TRACT (OFFICIAL RECORD 238, PAGE 244);

THENCE S 02°42'03" W 879.76 FEET, WITH SAID 21.68 ACRE RUSSELL L. BIGNELL II, TRACT, TO A MARKED STONE FOUND IN THE EAST LINE OF SAID SECTION 16 AT A COMMON CORNER TO THE 105.16 ACRE SCOTT A. HOWES, ET.AL., TRACT (OFFICIAL RECORD 260, PAGE 188) ;

THENCE N 84°33'18" W 439.85 FEET, LEAVING THE EAST LINE OF SAID SECTION 16 AND WITH SAID 105.16 ACRE SCOTT A. HOWES, ET.AL., TRACT, TO A 5/8" CAPPED REBAR SET IN THE CENTER OF A 3" PLASTIC PIPE FOUND;

THENCE S 50°27'52" W 680.00 FEET, WITH SAID 105.16 ACRE SCOTT A. HOWES, ET.AL., TRACT, TO A 5/8" CAPPED REBAR SET NEAR A 3" PLASTIC PIPE FOUND;

DESCRIPTION CONTINUES:



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DESCRIPTION CONTINUED:

THENCE N 87°19'43" W 1765.09 FEET, WITH SAID 105.16 ACRE SCOTT A. HOWES, ET.AL., TRACT, TO A CAPPED REBAR FOUND AT A COMMON CORNER TO THE 84.82 ACRE DEER VALLEY TRAILS LLC, TRACT (OFFICIAL RECORD 278, PAGE 1426);

THENCE N 87°40'43" W 1356.96 FEET, WITH SAID 84.82 ACRE DEER VALLEY TRAILS LLC, TRACT, TO A 5/8" CAPPED REBAR SET AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SAID 5/8" CAPPED REBAR SET BEING A COMMON CORNER TO THE 41.83 ACRE HOWARD BURGESS, JR., TRACT (OFFICIAL RECORD 229, PAGE 660) AND THE 41.89 ACRE DEER VALLEY TRAILS LLC, TRACT (OFFICIAL RECORD 278, PAGE 1426);

THENCE N 02°38'28" E 1321.39 FEET, WITH SAID 41.83 ACRE HOWARD BURGESS, JR., TRACT, TO THE POINT OF BEGINNING;

CONTAINING 136.346 ACRES, THERE BEING 33.894 ACRES IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 40.905 ACRES IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 20.510 ACRES IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND 41.037 ACRES IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 2/02/2015 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.

BEING THE SAME TRACTS OR PARCELS OF LAND CONVEYED TO MRB OPERATING COMPANY INC, IN OFFICIAL RECORD 460, PAGE 1804 (SEE OFFICIAL RECORD 469, PAGE 375).

SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, AND DEEDS OF RECORD.

BASIS OF BEARINGS: OHIO STATE PLANE (SOUTH ZONE).

Randall R. Cline II
RANDALL R. CLINE II, PS #8096 OH
PROJECT NUMBER: 2156504

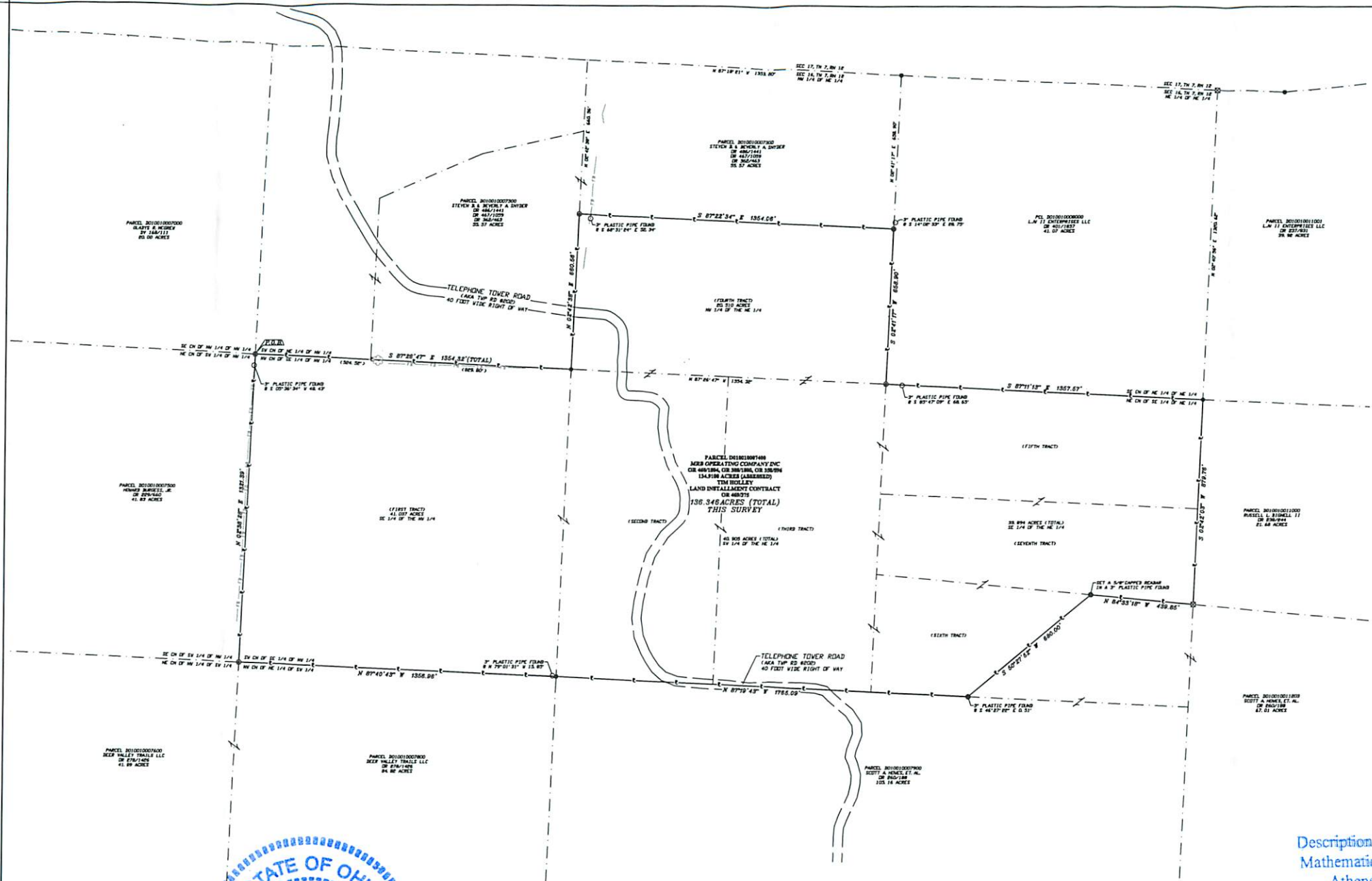


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Bryan Williams*
DATE: 3/10/15



LEGEND	
THESE SYMBOLS AND LINES MAY BE FOUND IN THE DRAWING.	
●	SET CAPPED REBAR
•	FOUND NCS
○	FOUND STONE
○	FOUND PIPE
•	POINT
—	PROPERTY LINE
- - -	RIGHT OF WAY
- · - · -	ADJACENT LINE

REFERENCES:
 BEING A PART OF THE NE 1/4 AND NW 1/4
 OF SECTION 16, TN 7, RN 12,
 BERN TOWNSHIP, ATHENS COUNTY, OHIO
 TAX PARCEL 3010010007400
 OFFICIAL RECORD 465, PAGE 375
 OFFICIAL RECORD 460, PAGE 1804
 OFFICIAL RECORD 380, PAGE 1000
 OFFICIAL RECORD 358, PAGE 596
 PLATS ON FILE IN THE ATHENS COUNTY
 ENGINEER'S OFFICE.



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: Brandon Williams
 DATE: 3/12/15

PROJECT INFORMATION
DRAWN BY: WS,RR
CHECKED BY: WS,RR
PROJECT: 2156504
DATE: 2/02/2015

REVISIONS:
1.
2.
3.
4.



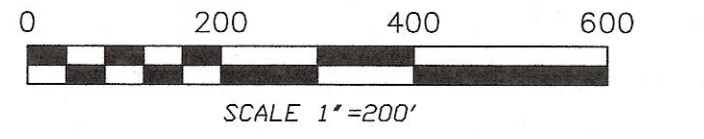
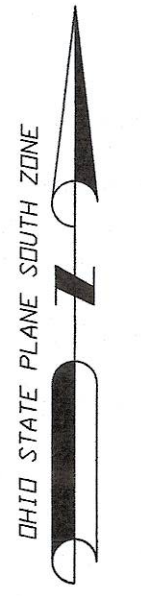
11283 EMERSON AVENUE, PARKERSBURG, WV 26104
 (304) 464-5305 PICKERING USA.COM

BEING A PART OF THE NE 1/4 AND THE NW 1/4 OF
 SECTION 16, TN 7, RN 12
 BERN TOWNSHIP
 ATHENS COUNTY, OHIO

TIMOTHY AND MISTY HOLLEY
 THE CITIZENS BANK BANK COMPANY
 136.346 ACRES

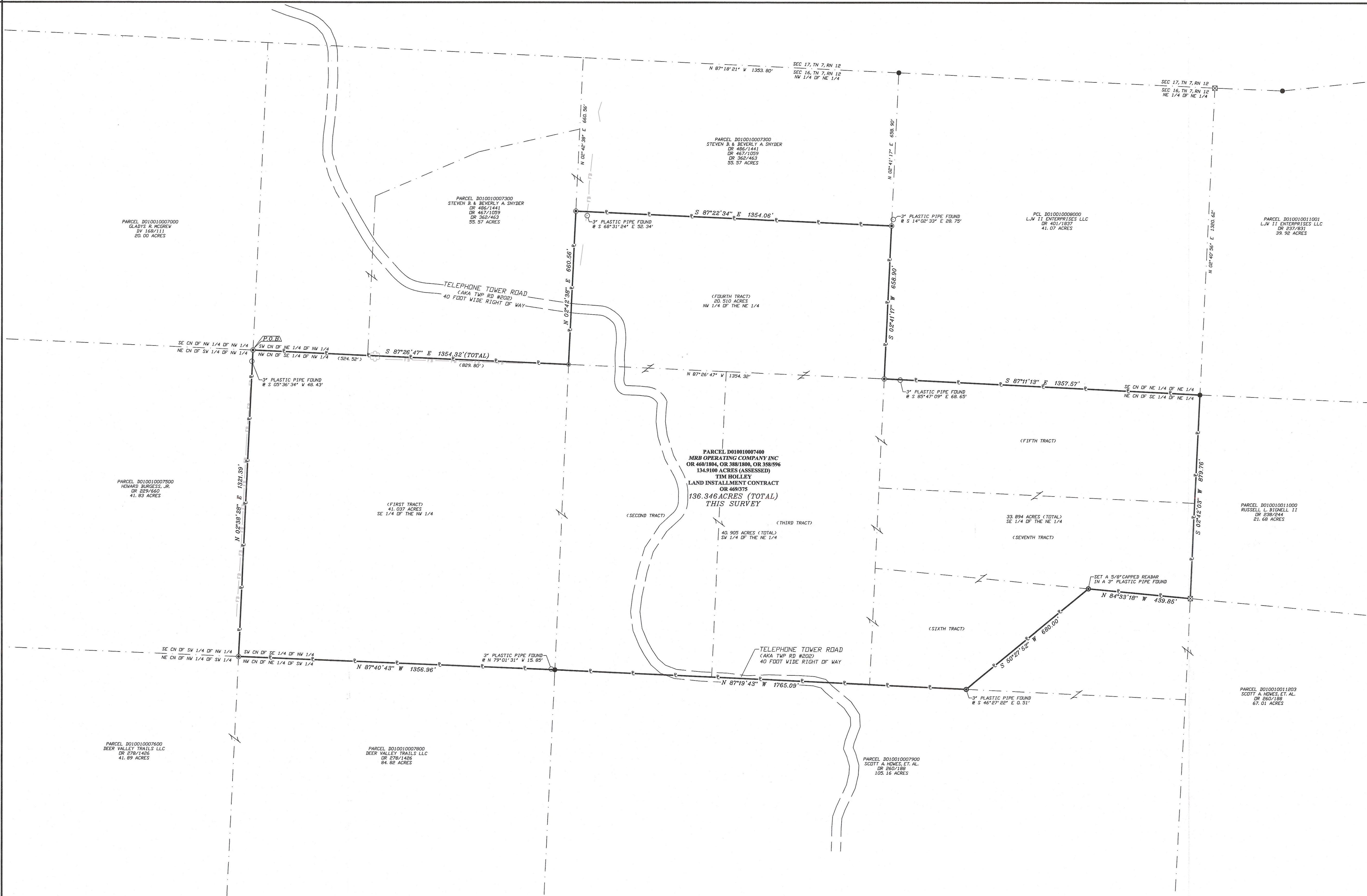
BOUNDARY
 SURVEY

SHEET NUMBER
 51



LEGEND	
THESE SYMBOLS AND LINES MAY BE FOUND IN THE DRAWING.	
●	SET CAPPED REBAR
●	FOUND ROD
⊗	FOUND STONE
○	FOUND PIPE
○	POINT
—	PROPERTY LINE
- - -	RIGHT OF WAY
- - -	ADJOINER LINE

REFERENCES:
 BEING A PART OF THE NE 1/4 AND NW 1/4 OF SECTION 16, TN 7, RN 8, BERN TOWNSHIP, ATHENS COUNTY, OHIO
 TAX PARCEL: D010010007400
 OFFICIAL RECORD: 469, PAGE: 375
 OFFICIAL RECORD: 460, PAGE: 1804
 OFFICIAL RECORD: 308, PAGE: 1800
 OFFICIAL RECORD: 358, PAGE: 596
 PLATS ON FILE IN THE ATHENS COUNTY ENGINEER'S OFFICE.



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Barbara Wolfgram*
 DATE: 3/11/15

PROJECT INFORMATION	REVISIONS:
DRAWN BY: WS,RRC	1.
CHECKED BY: WS,RRC	2.
PROJECT: 2156504	3.
DATE: 2/02/2015	4.



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 ATHENS COUNTY, OHIO

TIMOTHY AND MISTY HOLLEY
 THE CITIZENS BANK BANK COMPANY
 136.346 ACRES

BOUNDARY
 SURVEY

SHEET NUMBER
 S1