



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. 04-213A
For: Vernon Chadwick
Date: 09 December 2004

Description of Parcel A

Situate in the County of Athens, Township of Bern, State of Ohio and being in Section 17, Township 7, Range 12, Ohio Company's Purchase.

Beginning at a point in the centerline of Township Road No. 201 (Tick Ridge Road), said point being on the West Line of Section 17 and the East Line of Section 23. Said rebar bears N-00°05'03"-W, 2147.81' from a Railroad Iron, being the Southwest Corner of said Section 17. Said rebar also being a corner to the land now or formerly owned by Blain E. Smedley, Jr. (OR. 218 Page 287), Jeffrey A. Gilmore (Volume 214 Page 879) and the herein described 3.988 acre parcel currently owned by Betty Lou Smith (Volume 359 Page 331) and being shown as Parcel A, this survey.

Thence leaving said road and with said Section Line and the division line of said Gilmore, N-00°05'03"-W, passing a 5/8" iron rebar with cap found at 19.96', continuing same course 631.63' to a 5/8" iron rebar with cap found, in all a total distance of 744.97' to a 5/8" iron rebar with plastic cap set, being a common corner to the land now or formerly owned by Allen V. Lucas (Volume 304 Page 816).

Thence with the division line of said Lucas and the land now or formerly owned by Sandra Frazier (OR. 211 Page 591), N-88°56'40"-E, passing a 1/2" iron rebar found at 278.27', a total distance of 427.68' to a 1/2" iron rebar found in the above mentioned road.

Thence with the centerline of said road the following (8) courses and distances:

- 1) S-12°30'27"-W, 28.93' to a point.
- 2) S-12°31'28"-W, 84.74' to a point.
- 3) S-21°18'13"-W, 99.97' to a point.
- 4) S-32°32'36"-W, 141.29' to a point.
- 5) S-42°43'12"-W, 147.16' to a point.
- 6) S-35°35'36"-W, 103.04' to a point.
- 7) S-30°40'28"-W, 88.71' to a point.
- 8) S-27°37'26"-W, 182.20' to the point of beginning.

Containing 3.988 acres and being shown as Parcel A 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 09 December 2004, is attached hereto and made a part of this description. North Meridian is based upon the West Line of Section 17 having a Bearing of N-00°05'03"-W. This parcel is subject to any state or local right of ways.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: S. Blausen
DATE: 1-25-05

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



BRU#17



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Construction & Industrial Surveying*

Route 1, Box 495 • Cottageville, WV 25239

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

Job No. 04-213B
For: Vernon Chadwick
Date: 09 December 2004

Description of Parcel B

Situate in the County of Athens, Township of Bern, State of Ohio and being in Section 17, Township 7, Range 12, Ohio Company's Purchase.

Beginning at a point being on the West Line of Section 17 and the East Line of Section 23, said point bears N-00°05'03"-W, 1503.46' from a Railroad Iron, being the Southwest Corner of said Section 17. Said point also being a common corner to the land now or formerly owned by George T. & Carol Moone (OR. 51 Page 461) and in the division line of the land now or formerly owned by Blain E. Smedley, Jr. (OR. 218 Page 287) and a corner to the herein described 0.723 acre parcel currently owned by Betty Lou Smith (Volume 359 Page 331) and being shown as Parcel B, this survey. Said point bears S-89°52'29"-E, 0.50' from a 5/8" iron rebar with plastic cap found.

Thence with the west line of section 17 and the division line of said Smedley, N-00°05'03"-W, passing a 5/8" iron rebar with plastic cap set at 238.30', a total distance of 257.74' to a point in the centerline of Telephone Tower Road. Said point bears S-00°05'03"-E, 356.51' from a 5/8" iron rebar with plastic cap found.

Thence with the centerline of said road the following (4) courses and distances:

- 1) S-47°09'44"-E, 57.09' to a point.
- 2) S-43°00'29"-E, 171.56' to a point.
- 3) S-37°44'44"-E, 73.63' to a point.
- 4) S-29°38'27"-E, 41.11' to a point in the division line of said George T. & Carol Moone.

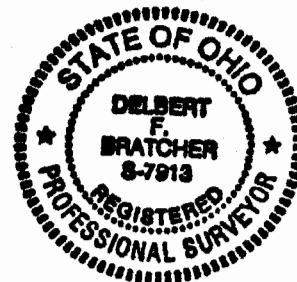
Thence with the division line of said Moone, N-89°52'34"-W, passing a 5/8" iron rebar with plastic cap found at 29.20', a total distance of 223.91' to the point of beginning.

Containing 0.723 acres or 31,515 square feet and being shown as Parcel B 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 09 December 2004, is attached hereto and made a part of this description. North Meridian is based upon the West Line of Section 17 having a Bearing of N-00°05'03"-W. This parcel is subject to any state or local right of ways.

Prepared by

Gregory N. Lowe

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

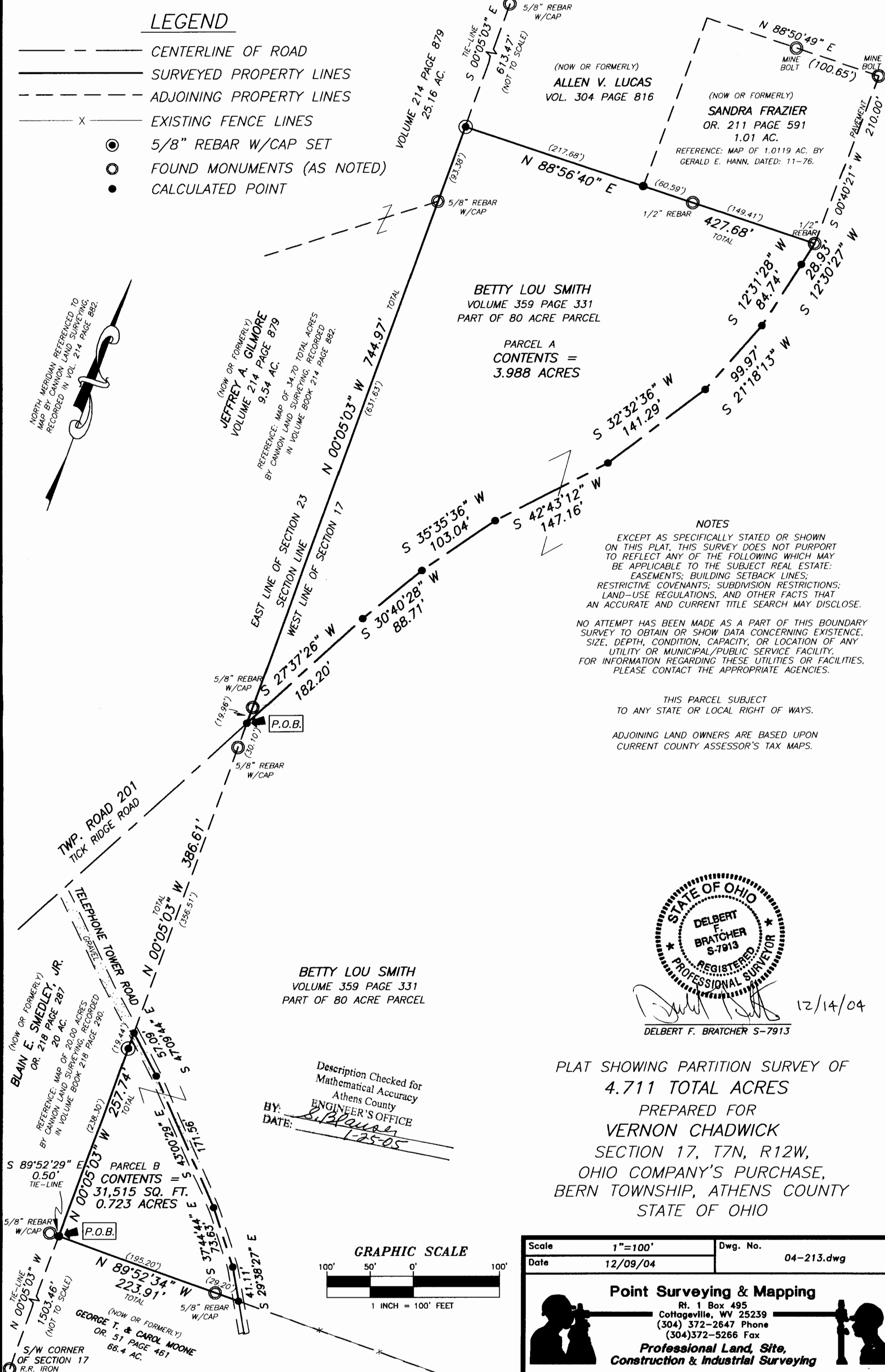
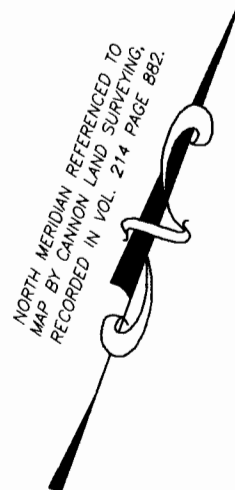


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *S. Blause*
DATE: 1-25-05

LEGEND

- — — — — CENTERLINE OF ROAD
- — — — — SURVEYED PROPERTY LINES
- - - - - ADJOINING PROPERTY LINES
- x — — — — — EXISTING FENCE LINES
- ⊙ 5/8" REBAR W/CAP SET
- FOUND MONUMENTS (AS NOTED)
- CALCULATED POINT



NOTES
 EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; LAND-USE REGULATIONS, AND OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 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.

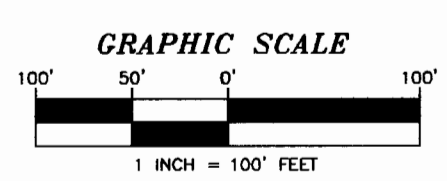
THIS PARCEL SUBJECT TO ANY STATE OR LOCAL RIGHT OF WAYS.
 ADJOINING LAND OWNERS ARE BASED UPON CURRENT COUNTY ASSESSOR'S TAX MAPS.



Delbert F. Bratcher 12/14/04
 DELBERT F. BRATCHER S-7913

PLAT SHOWING PARTITION SURVEY OF
 4.711 TOTAL ACRES
 PREPARED FOR
 VERNON CHADWICK
 SECTION 17, T7N, R12W,
 OHIO COMPANY'S PURCHASE,
 BERN TOWNSHIP, ATHENS COUNTY
 STATE OF OHIO

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *S. Blauer*
 DATE: 1-25-05



Scale	1"=100'	Dwg. No.	04-213.dwg
Date	12/09/04		

Point Surveying & Mapping
 Rt. 1 Box 495
 Cottageville, WV 25239
 (304) 372-2647 Phone
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