



Pickering Associates Inc. • 11283 Emerson Ave. • Parkersburg, WV 26104
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EXHIBIT "A"

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Randall R. Cline II
DATE: 6/15/18

PROPERTY DESCRIPTION
20.504 ACRES

BERN TOWNSHIP, PART PARCEL D010010007300
OFFICIAL RECORD 486, PAGE 1441 (PARCEL 2)

SITUATE IN AND BEING THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST 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 FOUND (LABELED 7224), SAID REBAR BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16 AND AT A COMMON CORNER TO THE 41.07 ACRE LJW II ENTERPRISES LLC TRACT (OFFICIAL RECORD 401, PAGE 1837), FROM WHERE A MARKED STONE FOUND AT THE NORTHEAST CORNER OF SECTION 16 BEARS S 87°18'27" E 1357.43 FEET;

THENCE S 02°41'17" W 658.87 FEET, LEAVING THE NORTH LINE OF SECTION 16 AND WITH SAID 41.07 ACRE LJW II ENTERPRISES LLC TRACT, TO A 5/8" CAPPED REBAR FOUND (LABELED PICKERING) AT A COMMON CORNER TO THE 136.346 ACRE TIMOTHY C. AND MISTY D. HOLLEY TRACT (OFFICIAL RECORD 507, PAGE 648);

THENCE N 87°22'34" W 1354.06 FEET, WITH SAID 136.346 ACRE TIMOTHY C. AND MISTY D. HOLLEY TRACT, TO A 5/8" CAPPED REBAR FOUND (LABELED PICKERING) AT A COMMON CORNER IN THE EASTERLY LINE OF THE 41 ACRE LESS TRACTS STEVEN B. AND BEVERLY A. SNYDER TRACT (OFFICIAL RECORD 486, PAGE 1441 (PARCEL 1));

THENCE N 02°42'38" E 660.49 FEET, WITH SAID 41 ACRE LESS TRACTS STEVEN B. AND BEVERLY A. SNYDER TRACT, TO A 5/8" CAPPED REBAR SET IN NORTH LINE OF SECTION 16 AT A COMMON CORNER;

THENCE S 87°18'27" E 1353.80 FEET, WITH THE NORTH LINE OF SECTION 16, THE 17.51 ACRE (TAXED) STEVEN B. AND BEVERLY A. SNYDER TRACT (OFFICIAL RECORD 486, PAGE 1441 (PARCEL 3)), THE 47.73 ACRE (TAXED) GILCHRIST REAL ESTATE LLC TRACT (OFFICIAL RECORD 356, PAGE 2063) AND THE 61.02 ACRE (TAXED) VICTORIA Y. TONG TRACT (OFFICIAL RECORD 517, PAGE 2030), TO THE POINT OF BEGINNING;

CONTAINING 20.504 ACRES, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 6/07/2018 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.

BEING A PART OF THE SAME TRACTS OR PARCELS OF LAND CONVEYED TO STEVEN B. AND BEVERLY A. SNYDER IN OFFICIAL RECORD 486, PAGE 1441 (PARCEL 2).

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: 2186611



PARCEL D010010007200
STEVEN B. & BEVERLY A. SNYDER
DR 486/1441 (PARCEL 3)
17.51 ACRES (TAXED)

PARCEL D010010009300
GILCHRIST REAL ESTATE LLC
DR 356/2063
47.73 ACRES (TAXED)

PARCEL D010010010500
VICTORIA Y. TONG
DR 517/2030
61.02 ACRES (TAXED)

PARCEL D010010007301
DHIO BELL TELEPHONE CO
DR 267/262
7.64 ACRES

PART PARCEL D010010007300
STEVEN B. & BEVERLY A. SNYDER
DR 486/1441 (PARCEL 1)
41 ACRES LESS TRACTS

**PART PARCEL D010010007300
STEVEN B. & BEVERLY A. SNYDER
OR 486/1441 (PARCEL 2)
20.504 ACRES THIS SURVEY**

PCL D010010008000
LJW II ENTERPRISES LLC
DR 401/1837
41.07 ACRES

PARCEL D010010007400
TIMOTHY C. & MISTY D. HOLLEY
DR 507/648
136.346 ACRES

SEC 17, TN 7, RN 12
SEC 16, TN 7, RN 12

S 87°18'27" E 1353.80'

S 87°18'27" E 1357.43'

N 02°42'38" E 660.49'

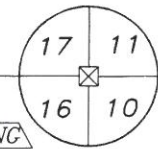
N 02°42'38" E 660.56'

N 87°22'34" W 1354.06'

S 02°41'17" W 658.87'

N 02°41'17" E 658.90'

S 87°26'47" E 1354.32'

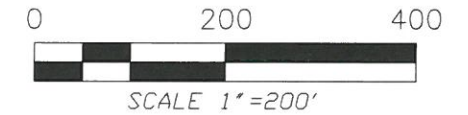


POINT OF BEGINNING

3" PLASTIC PIPE FOUND
@ N 14°02'33" W 28.75'

3" PLASTIC PIPE FOUND
@ S 68°31'24" E 52.34'

TELEPHONE TOWER ROAD
(AKA TWP RD #202)
40 FOOT WIDE RIGHT OF WAY



LEGEND

THESE SYMBOLS AND LINES MAY BE FOUND IN THE DRAWING.

- SET 5/8" CAPPED REBAR
- FOUND ROD
- FOUND PIPE
- ⊗ FOUND MARKED STONE
- ⊙ POINT
- ⊗ POST
- PROPERTY LINE
- - - RIGHT OF WAY
- - - SECTION LINE
- - - ADJOINER LINE
- ⊕ CENTERLINE OF ROAD
- x - BARBED WIRE FENCE

REFERENCES:

BEING THE NORTH 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 16, TN 7, RN 12, BERN TOWNSHIP, ATHENS COUNTY, OHIO
PART TAX PARCEL: D010010007300
PART OFFICIAL RECORD: 486, PAGE: 1441

PLATS ON FILE IN THE ATHENS COUNTY ENGINEER'S OFFICE.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Randall R. Cline II*
DATE: *7/12/18*

RANDALL R. CLINE II
P.S. # 1979WV, 8096OH

PICKERING ASSOCIATES
Architects • Engineers • Surveyors

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BEING THE SOUTH 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE NE 1/4, SECTION 16, TOWN 7, RANGE 12
BERN TOWNSHIP, ATHENS COUNTY, OHIO

BOUNDARY SURVEY PLAT
20.504 ACRES
6/07/2018
PROJ: 2186611