

PIONEER ENGINEERING & SURVEYING, LLC

P.O. Box 172, Beverly, Ohio 45715 Office: 740-984-4476 Cel: 740-350-4003

DESCRIPTION OF PROPERTY
BILLIE JO BELTZ

DESCRIPTION OF PROPERTY

Situated in The State of Ohio, Athens County, Bern Township, Town. 7N, Range 12W, Section No. 32, Reference Deed, OR 432, Page 838 and Auditor No. D01-00100329-01.

Being part of the Eastern Central portion of Section No. 32 and being more precisely described as follows:

At the place of beginning being a point at the Northeast Corner of Section No. 32, thence along the North Line of Section No. 32 and bearing N 90° 00' 00" W, 1518.00 feet to a point, thence leaving the North Line of Section No. 32 and bearing S 00° 00' 00" W, 2178.00 feet to a 1/2" uncapped iron pin found set by J. Branner S-6805, said 1/2" uncapped iron pin found set by J. Branner S-6805 being the **true place of beginning**;

Thence along a line common to Lynnette V. Richards, OR 432, Page 838 and bearing S 80° 57' 30" E, 288.66 feet to a 1/2" uncapped iron pin found set by J. Branner S-6805;

Thence along a line common to Lynnette V. Richards, OR 432, Page 838 and bearing N 17° 04' 08" E, 831.83 feet to a point on the Centerline of Athens County Road No. 38 (Sand Rock Rd.), passing thru a 5/8" capped iron pin set by R. Roush S-7999;

Thence along the line common to John & Rita Mitchell, OR 322, Page 879 and the Centerline of Athens County Road No. 38 (Sand Rock Rd.) with the following 2 courses:
Bearing S 68° 46' 47" E, 225.22 feet to a point;
Thence S 66° 17' 15" E, 36.13 feet to a point on the Centerline;

Thence leaving the Centerline of Athens County Road No. 38 (Sand Rock Rd.) and along a line common to property to be conveyed to William J. Gates & Samantha R. Gates, OR 508, Page 1501 and bearing S 24° 16' 51" W, 473.11 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 15.82 feet;

Thence along a line common to Lynnette V. Richards, OR 432, Page 838 & William J. Gates & Samantha R. Gates, OR 508, Page 1501 and bearing S 46° 49' 43" E, 559.50 feet to a 5/8" capped iron pin found set by R. Roush S-7999, passing thru a 5/8" capped iron pin found set by R. Roush S-7999 at 182.85 feet;

Thence along a line common to Fair Chase Farms LLC, OR 511, Page 1718 and bearing S 35° 53' 30" W, 1134.44 feet to a 1/2" uncapped iron pin found set by J. Branner S-6805;

Thence along a line common to Fair Chase Farms LLC, OR 511, Page 1718 and bearing N 78° 46' 30" W, 326.96 feet to a 1/2" uncapped iron pin found set by J. Branner S-6805;

Thence along a line common to Lynnette V. Richards, OR 432, Page 838 and bearing N 00° 00' 00" E, 1015.68 feet to a 1/2" uncapped iron pin found set by J. Branner S-6805;

Said 1/2" uncapped iron pin found set by J. Branner S-6805 being the **true place of beginning**.

Containing 21.255 acres more or less.

Basis of bearings of the above surveyed tract: Bearing of the East Line of the above surveyed tract was assumed as South 24° 16' 51" West.

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

JUL 25 2018

Jill Thompson
Athens County Auditor

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 April 9, 2018, under the direction of Robert H. Roush PE, PS S-7999.

Robert H. Roush
Robert H. Roush
Ohio Reg. No. S-7999

April 23, 2018
Date



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Brent L. Mathew
DATE: 6/21/18

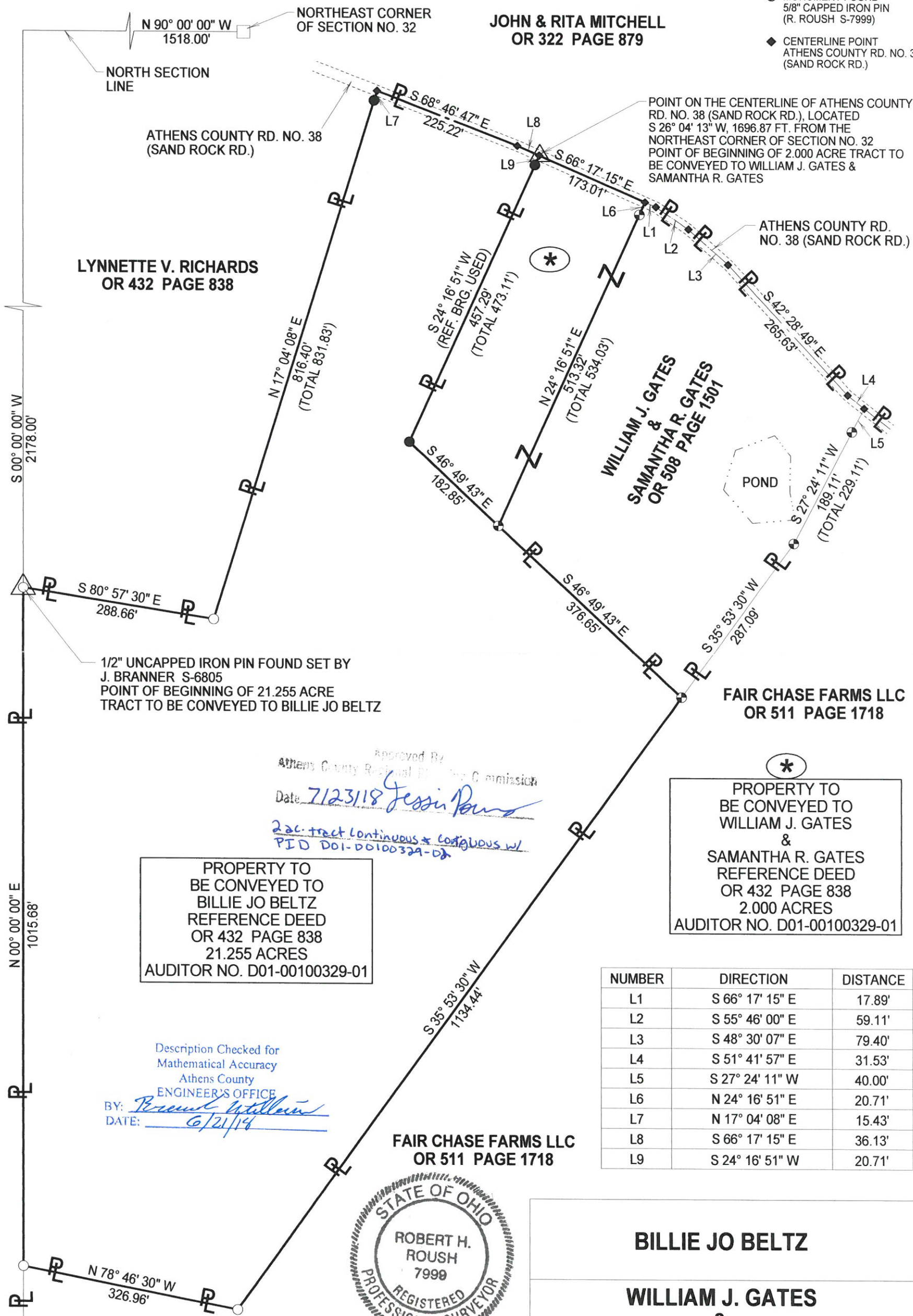
Approved By
~~Athens~~ County Regional Planning Commission
Date: 7/23/18 Gessie [Signature]
2. ac. remainder continuous & contiguous
to adjacent tract PID D01-00100329-07

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

ATHENS COUNTY, OHIO BERN TOWNSHIP SECTION 32, TOWN. 7N, RANGE 12W

LEGEND

- MONUMENT FOUND
1/2" UNCAPPED IRON PIN
(J. BRANNER S-6805)
- MONUMENT SET
5/8" CAPPED IRON PIN
(R. ROUSH S-7999)
- ⊕ MONUMENT FOUND
5/8" CAPPED IRON PIN
(R. ROUSH S-7999)
- ◆ CENTERLINE POINT
ATHENS COUNTY RD. NO. 38
(SAND ROCK RD.)



1/2" UNCAPPED IRON PIN FOUND SET BY
J. BRANNER S-6805
POINT OF BEGINNING OF 21.255 ACRE
TRACT TO BE CONVEYED TO BILLIE JO BELTZ

Approved By
Athens County Regional Planning Commission
Date 7/23/18 *Jessie P...*
*2 ac. tract continuous & contiguous w/
PID D01-00100329-01*

PROPERTY TO
BE CONVEYED TO
BILLIE JO BELTZ
REFERENCE DEED
OR 432 PAGE 838
21.255 ACRES
AUDITOR NO. D01-00100329-01

PROPERTY TO
BE CONVEYED TO
WILLIAM J. GATES
&
SAMANTHA R. GATES
REFERENCE DEED
OR 432 PAGE 838
2.000 ACRES
AUDITOR NO. D01-00100329-01

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Robert H. Roush*
DATE: 6/21/18

FAIR CHASE FARMS LLC
OR 511 PAGE 1718



Robert H. Roush
ROBERT H. ROUSH
OHIO REG. NO. S-7999

NUMBER	DIRECTION	DISTANCE
L1	S 66° 17' 15" E	17.89'
L2	S 55° 46' 00" E	59.11'
L3	S 48° 30' 07" E	79.40'
L4	S 51° 41' 57" E	31.53'
L5	S 27° 24' 11" W	40.00'
L6	N 24° 16' 51" E	20.71'
L7	N 17° 04' 08" E	15.43'
L8	S 66° 17' 15" E	36.13'
L9	S 24° 16' 51" W	20.71'

BILLIE JO BELTZ

**WILLIAM J. GATES
&
SAMANTHA R. GATES**

PIONEER ENGINEERING AND SURVEYING, L.L.C.
P.O. BOX 172 BEVERLY, OHIO 45715
OFFICE: 740-984-4476 CEL: 740-350-4003

DATE: 4/9/2018

DATE **4 - 23 - 2018**

