



*Architects • Engineers • Surveyors*

**PROPERTY DESCRIPTION**

**TRACT ONE – 214.653 ACRES**

**WASHINGTON COUNTY: WESLEY TOWNSHIP**

**TAX MAP: 17, PARCEL: 400085972000 PART OFFICIAL RECORD 658, PAGE 2457**

**TAX MAP: 18: PARCELS: 400085968000 AND 400085976000 PART OFFICIAL RECORD 658, PAGE 2457**

**ATHENS COUNTY: BERN TOWNSHIP, SECTION 8, TOWN 7N, RANGE 12W**

**PART PARCEL D020020000601: PART OFFICIAL RECORD 588, PAGE 2566**

**PART PARCEL D020020000600: PART OFFICIAL RECORD 588, PAGE 2566**

---

**SITUATE IN AND BEING A PART OF SECTION 2, TOWN 7, RANGE 12, A PART OF SECTION 3, TOWN 7, RANGE 12, BOTH OF WESLEY TOWNSHIP, WASHINGTON COUNTY, OHIO ALSO BEING A PART OF SECTION 8, 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 ON THE ATHENS COUNTY AND WASHINGTON COUNTY LINE, SAID REBAR BEING A COMMON CORNER TO WASHINGTON COUNTY SECTIONS 2 AND 3, SAID REBAR ALSO BEING A COMMON CORNER AND TO ATHENS COUNTY SECTIONS 8 AND 9, SAID REBAR ALSO BEING A COMMON CORNER TO THE 40 ACRE (TAXED) ROBERT W. AND SUSAN M. PETRONE TRACT (OFFICIAL RECORD 292, PAGE 2654 (ATHENS COUNTY));**

**THENCE N 02°37'51" E 1501.68 FEET, WITH THE WEST LINE OF SECTION 3, TO A POINT IN THE CENTERLINE OF TOWNSHIP ROAD NUMBER 192 AT A COMMON CORNER TO THE 72.8 ACRE (TAXED) ZANESVILLE CANAL AND MFG., CO., TRUSTEE TRACT (DEED VOLUME 183, PAGE 511);**

**THENCE, LEAVING THE WEST LINE OF SECTION 3, GENERALLY WITH EDS ROAD (ALSO KNOWN AS TOWNSHIP ROAD NUMBER 192) AND WITH SAID 72.8 ACRE ZANESVILLE CANAL AND MFG., CO., TRUSTEE TRACT, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES;**

**(1) THENCE S 53°54'44" E 602.54 FEET TO A CAPPED IRON REBAR FOUND (LABELED LINN), PASSING A CAPPED IRON REBAR FOUND (LABELED LINN) AT 8.74 FEET;**

**(2) THENCE S 87°40'39" E 184.80 FEET TO A CAPPED IRON REBAR FOUND (LABELED LINN);**

**(3) THENCE N 58°52'31" E 165.00 FEET TO A POINT;**

**(4) THENCE S 84°20'34" E 184.80 FEET TO A POINT;**

**(5) THENCE S 65°21'45" E 211.20 FEET TO A CAPPED IRON REBAR FOUND (LABELED LINN);**

**(6) THENCE S 87°40'39" E 297.00 FEET TO A CAPPED IRON REBAR FOUND (LABELED LINN);**

**(7) THENCE N 72°47'46" E 264.00 FEET TO A POINT;**

**(8) THENCE S 74°12'45" E 198.00 FEET TO A POINT;**

**(9) THENCE N 89°11'45" E 316.80 FEET TO A CAPPED IRON REBAR FOUND (LABELED LINN);**

**(10) THENCE N 84°23'00" E 297.00 FEET TO A POINT;**

**(11) THENCE S 19°34'09" E 108.24 FEET TO A CAPPED IRON REBAR FOUND (LABELED LINN);**

**(12) THENCE S 87°40'39" E 99.00 FEET, LEAVING TOWNSHIP ROAD NUMBER 192, TO A CAPPED IRON REBAR FOUND (LABELED LINN);**

**THENCE S 03°13'15" W 1177.87 FEET TO A 5/8" CAPPED IRON REBAR FOUND AT A COMMON CORNER TO THE 41.0 ACRE (TAXED) DENNIS L. MAYLE, JR. TRACT (OFFICIAL RECORD 636, PAGE 5579);**

**THENCE S 03°01'57" W 1369.01 FEET, LEAVING THE NORTH LINE OF SECTION 2 AND WITH SAID 41 ACRE DENNIS L. MAYLE, JR. TRACT, TO A 5/8" CAPPED IRON REBAR FOUND AT A COMMON CORNER TO THE 82 ACRE (TAXED) GEORGE J. REYNOLDS TRACT (DEED VOLUME 526, PAGE 86);**

**THENCE N 87°25'15" W 2665.50 FEET, WITH SAID 82 ACRE (TAXED) GEORGE J. REYNOLDS TRACT, TO 5/8" CAPPED IRON REBAR FOUND IN THE WEST LINE OF SECTION 2 AT A COMMON CORNER IN THE EAST LINE OF A 107.000 ACRE TRACT (TO BE RECORDED);**



**THENCE N 02°22'46" E 705.62 FEET**, WITH THE WEST LINE OF SECTION 2 AND SAID 107.000 ACRE TRACT, TO A 5/8" CAPPED IRON REBAR SET AT A COMMON CORNER;

**THENCE N 88°08'18" W 3500.30 FEET**, WITH THE NORTH LINE OF SAID 107.000 ACRE TRACT THROUGH THE NORTH HALF OF SECTION 8, BERN TOWNSHIP ATHENS COUNTY, TO A POINT IN THE CENTERLINE OF BRILL ROAD (ALSO KNOWN AS TOWNSHIP ROAD NUMBER 194), PASSING A 5/8" CAPPED IRON REBAR SET AT 3470.30 FEET;

**THENCE**, WITH THE CENTERLINE OF BRILL ROAD, THE FOLLOWING **FIVE (5)** COURSES AND DISTANCES;

- (1) **THENCE N 27°07'15" W 19.07 FEET** TO A POINT;
- (2) **THENCE N 22°04'28" W 73.36 FEET** TO A POINT;
- (3) **THENCE N 11°38'06" W 103.52 FEET** TO A POINT;
- (4) **THENCE N 06°31'56" W 352.23 FEET** TO A POINT;
- (5) **THENCE N 07°42'48" W 131.25 FEET** TO A POINT AT THE SOUTHWEST CORNER OF THE 35.21 ACRE (TAXED) LUCAS GROVNER TRACT (OFFICIAL RECORD 504, PAGE 2480);

**THENCE S 87°40'49" E 783.29 FEET**, LEAVING THE CENTERLINE OF BRILL ROAD AND WITH SAID 35.21 ACRE LUCAS GROVNER TRACT, TO A 5/8" IRON REBAR FOUND AT THE SOUTHWEST CORNER OF SAID 82.94 ACRE ROBERT W. PETRONE TRACT, PASSING A 5/8" CAPPED IRON REBAR FOUND 0.79 FEET NORTH OF LINE AT 16.97 FEET AND A 5/8" CAPPED IRON REBAR FOUND 1.64 FEET SOUTH OF LINE AT 621.85 FEET;

**THENCE S 88°15'49" E 2859.44 FEET**, WITH SAID 35.21 ACRE ROBERT W. PETRONE TRACT, TO THE POINT OF BEGINNING, PASSING A 5/8" CAPPED IRON REBAR FOUND 1.51 FEET SOUTH OF LINE AT 1190.07 FEET;

**CONTAINING 214.653 ACRES IN TOTAL**, INCLUDING 1.322 ACRES IN THE TOWNSHIP ROAD NUMBER 192 RIGHT OF WAY AND 0.312 ACRE IN THE BRILL ROAD RIGHT OF WAY, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 04/21/2023 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.

**TAX INFORMATION:**

83.981 ACRES IN SECTION 2, PARCEL: 400085972000: WASHINGTON COUNTY.  
 72.317 ACRES IN SECTION 3, PARCEL: 400085976000: WASHINGTON COUNTY.  
 4.113 ACRES IN SECTION 3, PARCEL: 400085968000: WASHINGTON COUNTY.  
 21.704 ACRES IN SECTION 8, PARCEL: D020020000600: ATHENS COUNTY.  
 32.538 ACRES IN SECTION 8 PARCEL: D020020000601: ATHENS COUNTY.

**BEING PART OF THE SAME TRACTS OR PARCELS OF LAND CONVEYED TO HARLEY SCHLABACH, JONAS MILLER AND DONNIE WEAVER IN OFFICIAL RECORD 658, PAGE 2457, IN WASHINGTON COUNTY AND OFFICIAL RECORD 588, PAGE 2566 IN ATHENS COUNTY.**

**SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, AND DEEDS OF RECORD. BASIS OF BEARINGS: OHIO STATE PLANE (SOUTH ZONE).**

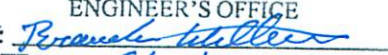
  
 RANDALL R. CLINE II  
 PS #8096 OH  
**PROJECT NUMBER 2230032 - TRACT ONE**

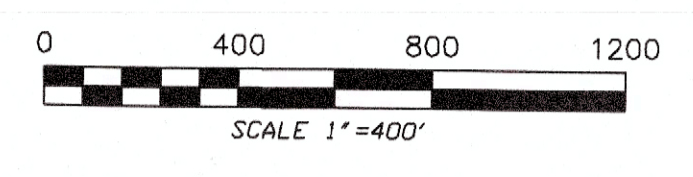
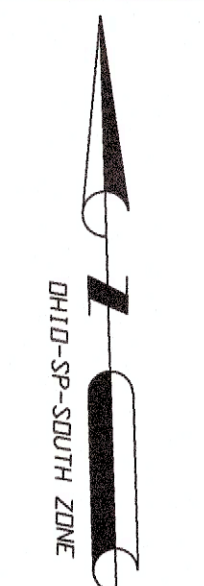


Legal Description Pre-Approval  
**APPROVED**  
 All transfers are subject to  
 Athens County Conveyance Standards

**JUN 26 2023**

**Jill Davidson  
Athens County Auditor**

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY:   
 DATE: 6/26/23

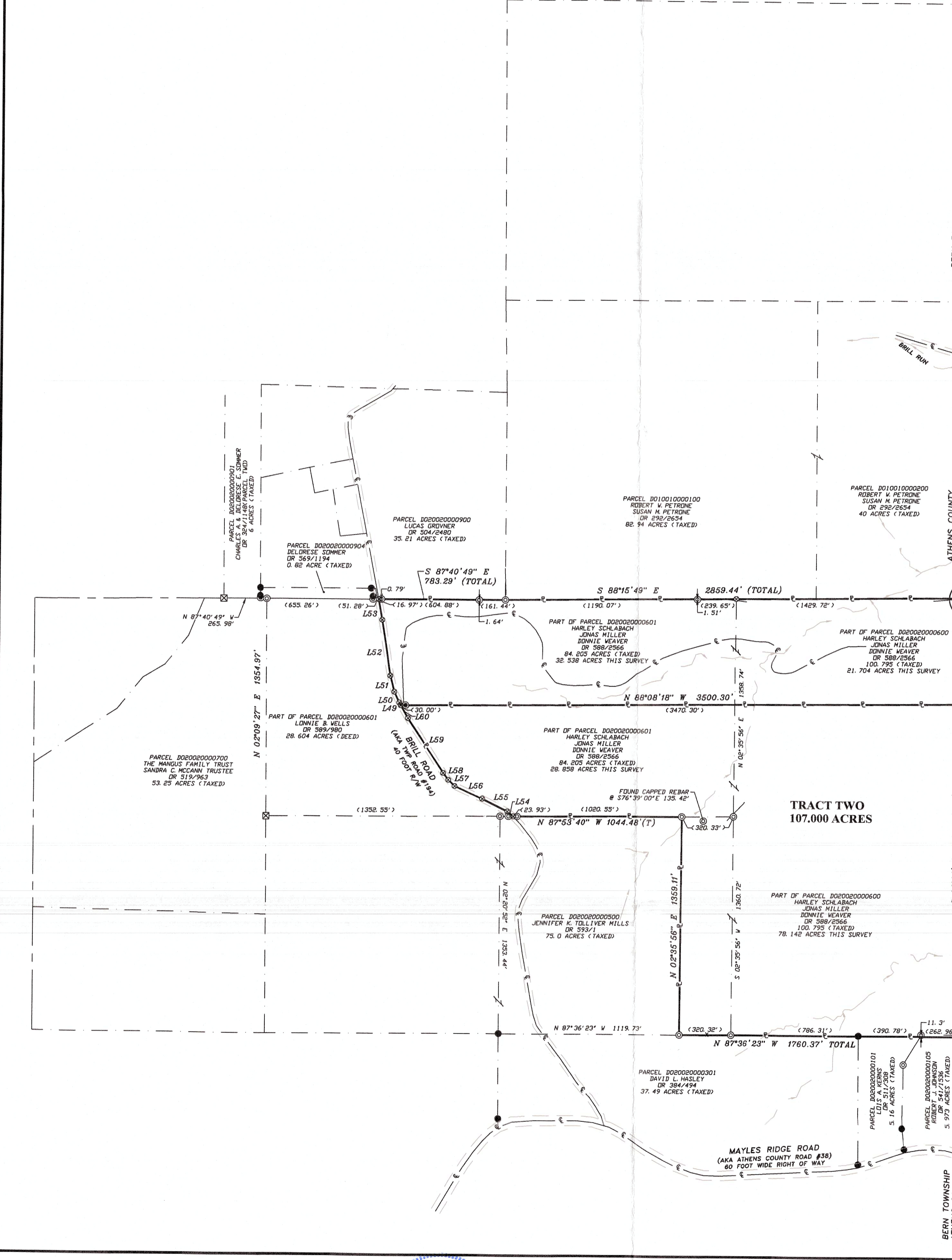
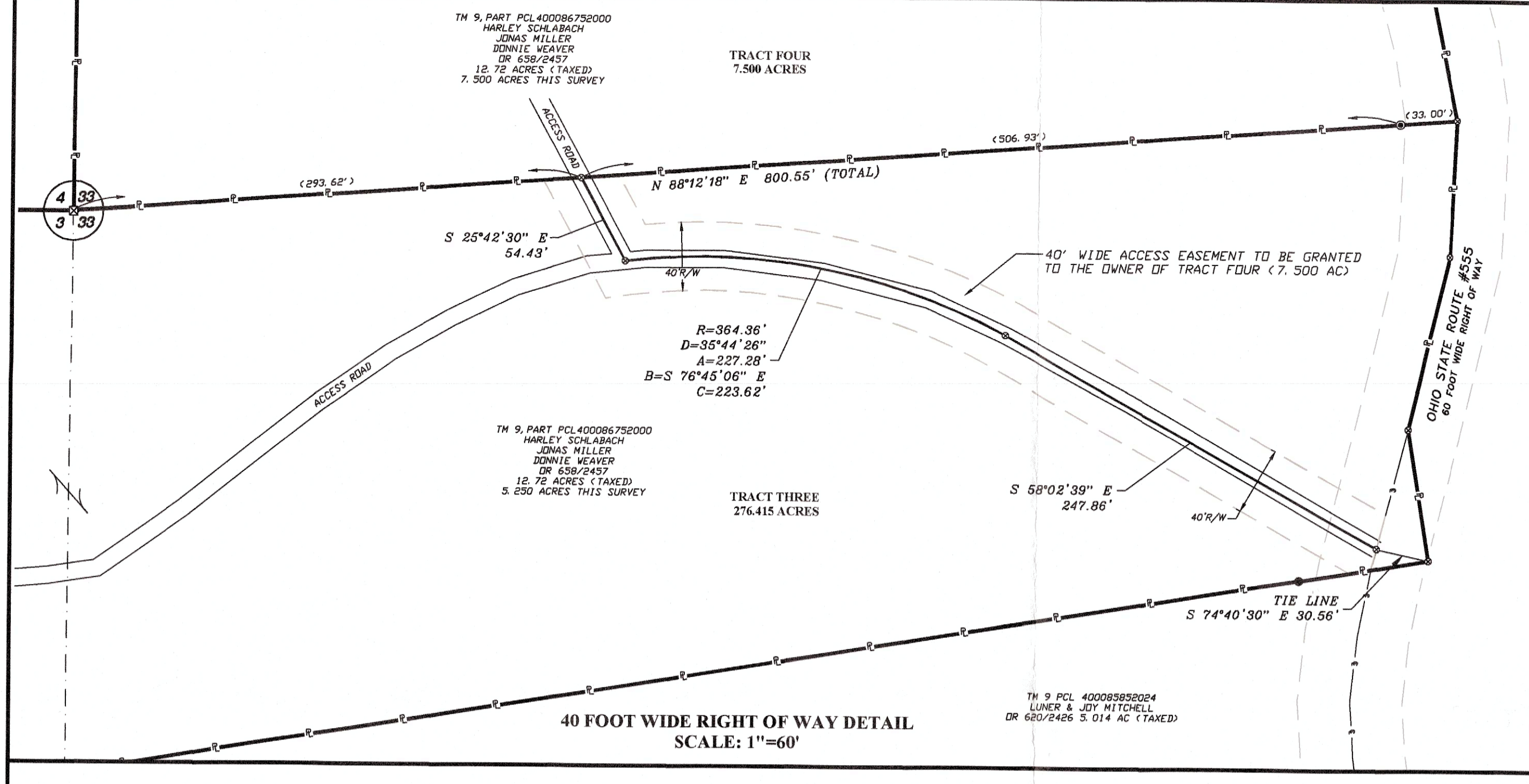


**LEGEND**  
THESE SYMBOLS AND LINES MAY BE FOUND IN THE DRAWING.

- SET 5/8" CAPPED IRON REBAR
- FOUND 5/8" CAPPED IRON REBAR
- FOUND IRON REBAR/ROD
- FOUND MARKED STONE
- POINT FOOT
- PROPERTY LINE
- - - RIGHT OF WAY
- - - SECTION LINE
- - - ADJUTER LINE
- - - BARBED WIRE FENCE
- - - RUN/DITCH

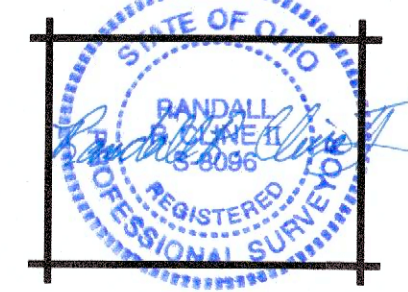
LINE	BEARING	DISTANCE
L1	S 53°44'44" E	602.34
L2	S 87°40'58" E	1211.50
L3	N 58°52'31" E	765.00
L4	S 84°20'34" E	784.80
L5	S 63°45'42" E	1211.50
L6	S 87°40'58" E	287.00
L7	N 72°27'42" E	254.00
L8	S 74°12'45" E	188.00
L9	N 84°23'00" E	336.80
L10	S 84°23'00" E	287.00
L11	S 78°34'09" E	708.24
L12	S 87°40'58" E	983.00
L13	N 78°30'37" E	34.50
L14	S 87°40'58" E	176.23
L15	N 23°04'36" E	138.83
L16	N 72°27'42" E	68.88
L17	N 84°23'00" E	287.00
L18	N 08°16'21" W	204.88
L19	N 03°14'00" E	71.48
L20	N 72°04'36" E	138.83
L21	N 22°22'53" E	49.87
L22	N 22°22'53" E	91.00
L23	N 16°46'12" E	157.89
L24	N 03°16'01" E	123.50
L25	N 28°18'21" E	65.07
L26	N 02°58'44" E	60.03
L27	N 02°58'44" E	131.00
L28	N 09°18'18" E	70.24
L29	N 02°58'44" E	131.00
L30	S 10°00'32" E	78.23
L31	S 18°17'28" E	120.24
L32	S 08°59'44" E	60.03
L33	S 05°00'35" E	78.57
L34	S 15°28'40" E	103.00
L35	N 06°38'12" E	77.42
L36	N 22°22'53" E	63.33
L37	S 89°36'56" E	328.23
L38	S 87°21'48" E	138.44
L39	S 84°23'00" E	154.58
L40	S 22°03'38" E	282.90
L41	S 87°40'58" E	1211.50
L42	S 87°40'58" E	403.87
L43	S 07°11'06" E	145.25
L44	S 66°03'00" E	333.99
L45	S 32°07'00" E	365.44
L46	S 87°40'58" E	403.87
L47	S 12°51'00" E	132.00
L48	S 62°22'00" E	63.33
L49	N 24°07'18" E	18.92
L50	N 22°22'53" E	73.50
L51	N 17°38'06" E	103.52
L52	N 06°37'56" E	382.23
L53	N 07°42'48" E	131.25
L54	N 48°49'21" E	47.80
L55	N 03°58'42" E	172.93
L56	N 63°06'56" E	187.97
L57	N 34°27'00" E	55.27
L58	N 34°27'00" E	55.27
L59	N 30°41'35" E	107.75
L60	N 22°22'53" E	91.00

- REFERENCES:**
- TRACT ONE: 274.653 ACRES BERN TOWNSHIP WASHINGTON COUNTY DHID OFFICIAL RECORD 658, PAGE 2457
  - TAX MAP 17 SECTION 2, TOWN 7, RANGE 12 83.981 ACRES PARCEL 40008972000
  - TAX MAP 18 SECTION 2, TOWN 7, RANGE 12 76.317 ACRES PARCEL 40008976000 4.113 ACRES PARCEL 40008968000
  - TRACT TWO: 107.000 ACRES BERN TOWNSHIP ATHENS COUNTY DHID OFFICIAL RECORD 588, PAGE 2566
  - SECTION 2, TOWN 7, RANGE 12 70.4 ACRES PART OF PARCEL 020202000600 32.538 ACRES PART OF PARCEL 020202000601
  - TRACT TWO: 107.000 ACRES BERN TOWNSHIP ATHENS COUNTY DHID OFFICIAL RECORD 588, PAGE 2566
  - SECTION 2, TOWN 7, RANGE 12 78.142 ACRES PART OF PARCEL 020202000600 28.858 ACRES PART OF PARCEL 020202000601
  - TRACT THREE: 276.145 ACRES BERN TOWNSHIP WASHINGTON COUNTY DHID OFFICIAL RECORD 658, PAGE 2457
  - TAX MAP 18 SECTION 3, TOWN 7, RANGE 12 42.641 ACRES PARCEL 40008736000 2.293 ACRES PARCEL 40008736000 39.370 ACRES PARCEL 40008724000 34.036 ACRES PARCEL 40008740000 62.650 ACRES PARCEL 40008920000 35.803 ACRES PARCEL 40008732000
  - TAX MAP 9 SECTION 32, TOWN 7, RANGE 11 12.034 ACRES PARCEL 400086744000
  - TAX MAP 9 SECTION 33, TOWN 7, RANGE 11 30.593 ACRES PARCEL 400086748000 5.250 ACRES PART PARCEL 400086732000
  - TRACT FOUR: 7.500 ACRES WESLEY TOWNSHIP WASHINGTON COUNTY DHID OFFICIAL RECORD 658, PAGE 2457
  - TAX MAP 9 SECTION 33, TOWN 7, RANGE 11 7.500 ACRES PART PARCEL 400086732000
  - PLATS ON FILE IN THE WASHINGTON COUNTY, OHIO, TAX MAP OFFICE.
  - PLATS ON FILE IN THE ATHENS COUNTY, OHIO, ENGINEER'S OFFICE.
  - CHESTERHILL, DHID, QUADRANGLE.



**PROJECT INFORMATION**

DRAWN BY: RRC II	REVISIONS:
CHECKED BY: WS, RRC II	
DATE: 04/21/2023	



**PICKERING ASSOCIATES**  
Architects • Engineers • Surveyors  
11283 EMERSON AVENUE, PARKERSBURG, WV 26104  
(304) 464-5305 PICKERING.USA.COM

SECTION 8, TOWN 7 NORTH, RANGE 12 WEST  
BERN TOWNSHIP  
ATHENS COUNTY, OHIO

SECTIONS 2 AND 3, TOWN 7 NORTH, RANGE 12 WEST  
SECTIONS 32 AND 33, TOWN 7 NORTH, RANGE 11 WEST  
WESLEY TOWNSHIP  
WASHINGTON COUNTY, OHIO

**BOUNDARY SURVEY**  
CREATING FOUR NEW TRACTS  
PROJECT #2230032