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PROPERTY DESCRIPTION

TRACT 1 – (15.401 ACRES)

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

PART PARCEL: D020020000600: PART OFFICIAL RECORD 607, PAGE 670

SITUATE IN AND 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 THE 21.704 ACRE DONNIE AND LORINA WEAVER TRACT (OFFICIAL RECORD 606, PAGE 1099) AND TO A 84.317 ACRE TRACT (TO BE RECORDED), FROM WHERE A 5/8" CAPPED IRON REBAR FOUND AT A COMMON CORNER TO WASHINGTON COUNTY SECTIONS 2 AND 3, AND TO ATHENS COUNTY SECTIONS 8 AND 9, BEARS N 02°22'46" E 662.30 FEET;

THENCE N 88°08'18" W 1307.88 FEET, LEAVING THE WASHINGTON COUNTY ATHENS COUNTY LINE AND WITH THE NORTHERLY LINE OF SAID 84.317 ACRE TRACT, TO A 5/8" CAPPED IRON REBAR SET AT A COMMON CORNER TO A 15.401 ACRE TRACT (TO BE RECORDED), SAID REBAR BEING THE **TRUE POINT OF BEGINNING**;

THENCE S 13°44'52" W 308.51 FEET, WITH SAID 84.317 ACRE TRACT, TO A 5/8" CAPPED IRON REBAR SET AT A COMMON CORNER;

THENCE N 88°53'27" W 1622.89 FEET, WITH SAID 84.317 ACRE TRACT AND THEN WITH A 7.282 ACRE TRACT (TO BE RECORDED), TO A 5/8" CAPPED IRON REBAR SET AT A COMMON CORNER, PASSING A 5/8" CAPPED IRON REBAR SET AT 325.11 FEET;

THENCE S 58°05'04" W 254.98 FEET, WITH SAID 7.282 ACRE TRACT, TO A POINT IN THE CENTERLINE OF BRILL ROAD (ALSO KNOWN AS TOWNSHIP ROAD NUMBER 194), PASSING A 5/8" CAPPED IRON REBAR FOUND AT 234.62 FEET;

THENCE, WITH THE CENTERLINE OF BRILL ROAD, THE FOLLOWING **THREE (3)** COURSES AND DISTANCES;

(1) THENCE N 34°27'08" W 52.27 FEET TO A POINT;

(2) THENCE N 30°41'35" W 407.15 FEET TO A POINT;



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(3) THENCE N 27°07'15" W 91.08 FEET TO A POINT AT A COMMON CORNER TO THE 32.538 ACRE DONNIE AND LORINA WEAVER TRACT;

THENCE S 88°08'18" E 2192.41 FEET, LEAVING THE CENTERLINE OF BRILL ROAD AND WITH SAID 32.538 ACRE AND 21.704 ACRE DONNIE AND LORINA WEAVER TRACTS, TO THE TRUE POINT OF BEGINNING, PASSING A 5/8" CAPPED IRON REBAR SET AT 30.00 FEET;

CONTAINING 15.401 ACRES, INCLUDING 0.250 ACRE IN THE BRILL ROAD RIGHT OF WAY, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 9/15/2023 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.

TAX INFORMATION:

PART PARCEL: D020020000600

BEING PART OF THE SAME TRACT OR PARCEL OF LAND CONVEYED TO COUNTRYTIME LAND SPECIALISTS, LTD IN OFFICIAL RECORD 607, PAGE 670.

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: 2230172 - TRACT 1



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

OCT 13 2023

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Rebecca White*
DATE: 10/12/23



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PROPERTY DESCRIPTION

TRACT 2 – (7.282 ACRES)

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

PART PARCEL: D020020000600: PART OFFICIAL RECORD 607, PAGE 670

SITUATE IN AND 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 THE 21.704 ACRE DONNIE AND LORINA WEAVER TRACT (OFFICIAL RECORD 606, PAGE 1099) AND TO A 84.317 ACRE TRACT (TO BE RECORDED), FROM WHERE A 5/8" CAPPED IRON REBAR FOUND AT A COMMON CORNER TO WASHINGTON COUNTY SECTIONS 2 AND 3, AND TO ATHENS COUNTY SECTIONS 8 AND 9, BEARS N 02°22'46" E 662.30 FEET;

THENCE N 88°08'18" W 1307.88 FEET, LEAVING THE WASHINGTON COUNTY ATHENS COUNTY LINE AND WITH THE NORTHERLY LINE OF SAID 84.317 ACRE TRACT, TO A 5/8" CAPPED IRON REBAR SET AT A COMMON CORNER TO A 15.401 ACRE TRACT (TO BE RECORDED);

THENCE S 13°44'52" W 308.51 FEET, WITH SAID 84.317 ACRE TRACT, TO A 5/8" CAPPED IRON REBAR SET AT A COMMON CORNER;

THENCE N 88°53'27" W 325.11 FEET, WITH SAID 84.317 ACRE TRACT, TO A 5/8" CAPPED IRON REBAR SET AT A COMMON CORNER TO A 7.282 ACRE TRACT (TO BE RECORDED), SAID REBAR BEING THE **TRUE POINT OF BEGINNING**;

THENCE, WITH SAID 84.317 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES;

- (1) THENCE S 34°44'12" W 290.10 FEET TO A 5/8" CAPPED IRON REBAR SET;**
- (2) THENCE N 87°36'24" W 994.15 FEET TO A 5/8" CAPPED IRON REBAR SET;**
- (3) THENCE S 44°25'03" W 110.83 FEET TO A POINT IN THE CENTERLINE OF BRILL ROAD (ALSO KNOWN AS TOWNSHIP ROAD NUMBER 194), PASSING A 5/8" CAPPED SET 90.10 FEET;**

THENCE, WITH THE CENTERLINE OF BRILL ROAD, THE FOLLOWING **THREE (3)** COURSES AND DISTANCES;

- (1) THENCE N 60°53'34" W 82.72 FEET TO A POINT;**



(2) THENCE N 63°06'56" W 187.97 FEET TO A POINT;

(3) THENCE N 42°39'45" W 55.93 FEET TO A POINT AT A COMMON CORNER TO A 15.401 ACRE TRACT (TO BE RECORDED);

THENCE N 58°05'04" E 254.98 FEET, LEAVING THE CENTERLINE OF BRILL ROAD AND WITH SAID 15.401 ACRE TRACT, TO A 5/8" CAPPED IRON REBAR SET AT A COMMON CORNER, PASSING A 5/8" CAPPED IRON REBAR SET AT 20.36 FEET;

THENCE S 88°53'27" E 1297.78 FEET, WITH SAID 15.401 ACRE TRACT, TO THE TRUE POINT OF BEGINNING;

CONTAINING 7.282 ACRES, INCLUDING 0.149 ACRE IN THE BRILL ROAD RIGHT OF WAY, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 9/15/2023 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.

TAX INFORMATION:

SECTION 8: PART PARCEL: D020020000600

BEING PART OF THE SAME TRACT OR PARCEL OF LAND CONVEYED TO COUNTRYTIME LAND SPECIALISTS, LTD IN OFFICIAL RECORD 607, PAGE 670.

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: 2230172 - TRACT 2



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

OCT 13 2023

Jill Davidson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Rebecca Williams*
DATE: 10/12/23



Architects • Engineers • Surveyors

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

Legal Description Pre-Approval
APPROVED
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Athens County Conveyance Standards

OCT 13 2023

PROPERTY DESCRIPTION

TRACT 3 – (84.317 ACRES)

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

PART PARCEL: D020020000600:

PART OFFICIAL RECORD 607, PAGE 670

Jill Davidson
Athens County Auditor

SITUATE IN AND 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 THE 21.704 ACRE DONNIE AND LORINA WEAVER TRACT (OFFICIAL RECORD 606, PAGE 1099) AND TO A 84.317 ACRE TRACT (TO BE RECORDED), FROM WHERE A 5/8" CAPPED IRON REBAR FOUND AT A COMMON CORNER TO WASHINGTON COUNTY SECTIONS 2 AND 3, AND TO ATHENS COUNTY SECTIONS 8 AND 9, BEARS N 02°22'46" E 662.30 FEET;

THENCE S 02°22'46" W 2073.54 FEET, WITH THE WASHINGTON COUNTY ATHENS COUNTY LINE, TO A 5/8" CAPPED IRON REBAR FOUND AT A COMMON CORNER TO THE 5.973 ACRE (TAXED) ROBERT J. JOHNSON TRACT (OFFICIAL RECORD 541, PAGE 1536) AND TO THE 71 ACRE (TAXED) GEORGE J. REYNOLDS TRACT (DEED VOLUME 526, PAGE 86), PASSING A 5/8" CAPPED IRON REBAR FOUND AT 705.62 FEET;

THENCE N 87°36'23" W 1760.37 FEET, WITH SAID 5.973 ACRE ROBERT J. JOHNSON TRACT, WITH THE 5.16 ACRE (TAXED) LOIS A. KERNS TRACT (OFFICIAL RECORD 511, PAGE 308) AND WITH THE 37.49 ACRE (TAXED) DAVID L. HASLEY TRACT (OFFICIAL RECORD 384, PAGE 494), TO A 5/8" CAPPED IRON REBAR FOUND AT THE SOUTHEAST CORNER OF THE 75.00 ACRE (TAXED) JENNIFER K. TOLLIVER MILLS TRACT (OFFICIAL RECORD 593, PAGE 1), PASSING A 5/8" CAPPED IRON REBAR FOUND 11.3 FEET RIGHT OF LINE AT 262.96 FEET, A 5/8" IRON REBAR FOUND AT 653.74 FEET, AND A 5/8" CAPPED IRON REBAR FOUND AT 1440.05 FEET;

THENCE N 02°35'56" E 1359.11 FEET, WITH SAID 75.00 ACRE JENNIFER K. TOLLIVER MILLS TRACT, TO A 5/8" CAPPED IRON REBAR FOUND;

THENCE N 87°53'40" W 1044.48 FEET, WITH SAID 75.00 ACRE JENNIFER K. TOLLIVER MILLS TRACT, TO A POINT IN THE CENTERLINE OF BRILL ROAD (ALSO KNOWN AS TOWNSHIP ROAD NUMBER 194), PASSING A 5/8" CAPPED IRON REBAR FOUND AT 1020.55 FEET;

THENCE N 48°49'21" W 47.60 FEET, WITH THE CENTERLINE OF BRILL ROAD, TO A POINT;



THENCE N 60°53'34" W 90.20 FEET, WITH THE CENTERLINE OF BRILL ROAD, TO A POINT AT A COMMON CORNER TO A 7.282 ACRE TRACT (TO BE RECORDED);

THENCE, LEAVING THE CENTERLINE OF BRILL ROAD AND WITH SAID 7.282 ACRE TRACT, THE FOLLING **THREE (3)** COURSES AND DISTANCES;

(1) THENCE N 44°25'03" E 110.83 FEET TO A 5/8" CAPPED IRON REBAR SET, PASSING A 5/8" CAPPED IRON SET AT 20.73 FEET;

(2) THENCE S 87°36'24" E 994.15 FEET TO A 5/8" CAPPED IRON REBAR SET;

(3) THENCE N 34°44'12" E 290.10 FEET TO A 5/8" CAPPED IRON REBAR SET IN THE SOUTHERLY LINE OF A 15.401 ACRE TRACT (TO BE RECORDED);

THENCE S 88°53'27" E 325.11 FEET, WITH SAID 15.401 ACRE TRACT, TO A 5/8" CAPPED IRON REBAR SET AT A COMMON CORNER;

THENCE N 13°44'52" E 308.51 FEET, WITH SAID 15.401 ACRE TRACT, TO A 5/8" CAPPED IRON REBAR SET AT A COMMON CORNER IN THE SOUTHERLY LINE OF SAID 21.704 ACRE DONNIE AND LORINA WEAVER TRACT;

THENCE S 88°08'18" E 1307.88 FEET, WITH SAID 21.704 ACRE DONNIE AND LORINA WEAVER TRACT, TO THE POINT OF BEGINNING;

CONTAINING 84.317 ACRES, INCLUDING 0.069 ACRE IN THE BRILL ROAD RIGHT OF WAY, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 9/15/2023 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.

TAX INFORMATION:

PART PARCEL: D020020000600

BEING PART OF THE SAME TRACT OR PARCEL OF LAND CONVEYED TO COUNTRYTME LAND SPECIALISTS, LTD IN OFFICIAL RECORD 607, PAGE 670.

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

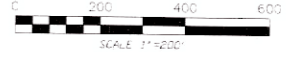
PROJECT NUMBER: 2230172 - TRACT 3



Description Checked for
Mathematical Accuracy
Athens County

ENGINEER'S OFFICE

BY: *Randall R. Cline II*
DATE: 10/12/23



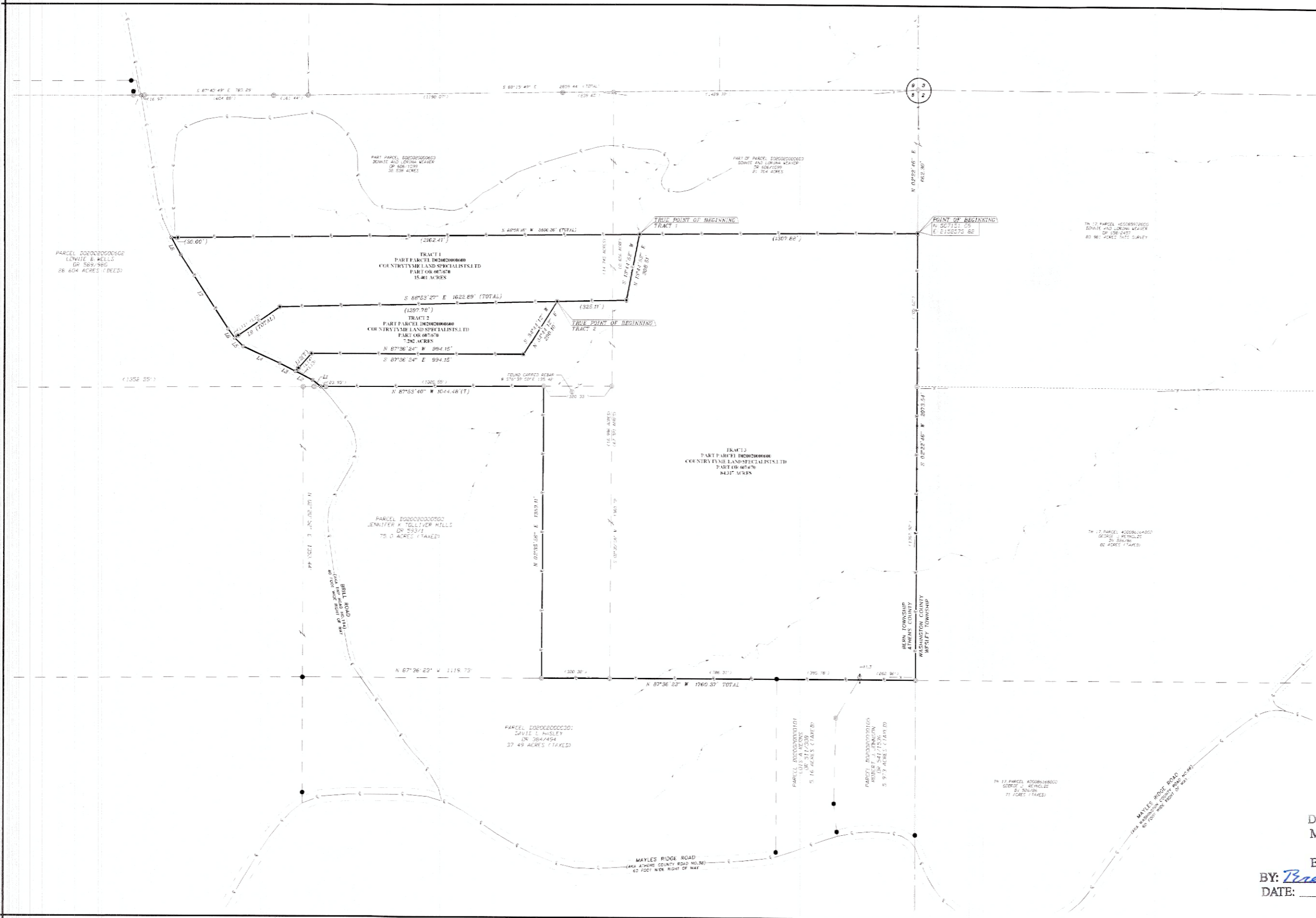
LEGEND
THESE SYMBOLS AND LINES MAY BE FOUND IN THE DRAWING

- SET 3/4" CAPPED IRON REBAR
- ⊙ FOUND 1/2" CAPPED IRON REBAR
- FOUND IRON REBAR/ROD
- ⊙ FOUND MARKED STONE
- ⊙ POINT
- PROPERTY LINE
- - - RIGHT OF WAY
- - - SECTION LINE
- - - ADJACENT LINE
- - - BARBED WIRE FENCE
- - - RUN/STITCH

LINK BEARING	DISTANCE
L1 N 48°49'20" W 47.60'	
L2 N 60°53'34" W 60.20'	
L3 N 60°53'34" W 62.70'	
L4 N 63°06'55" W 107.97'	
L5 N 42°59'45" W 152.93'	
L6 N 34°22'06" W 152.22'	
L7 N 30°41'35" W 149.16'	
L8 N 27°07'15" W 101.08'	
L9 S 59°05'04" W 155.96'	
L10 S 59°05'04" W 234.82'	
L11 S 59°05'04" W 27.36'	
L12 S 44°25'05" E 110.80'	
L13 N 44°25'05" E 20.73'	
L14 N 44°25'05" E 90.10'	

REFERENCES:
 101 600 ACRES
 BERN TOWNSHIP
 ATHENS COUNTY OHIO
 OFFICIAL RECORD 862 PAGE 67C
 SECTION 8, TOWN 7, RANGE 12
 PARCEL 100000000000
 PLATS ON FILE IN THE ATHENS COUNTY OHIO ENGINEER'S OFFICE
 CHESTERHILL OHIO QUADRANGLE

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Bryan Johnson*
 DATE: 10/17/23



PROJECT INFORMATION	REVISIONS:
DATE: 9/15/2023	

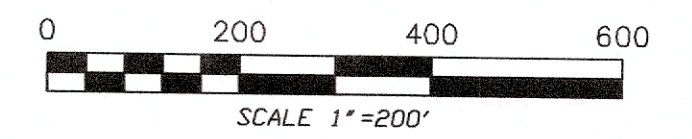
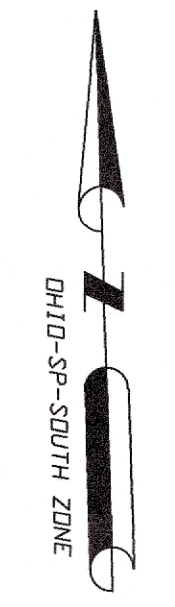


PICKERING ASSOCIATES
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 11283 EMERSON AVENUE PARKERSBURG WV 26104
 (304) 464-5305 PICKERING USA.COM

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

BOUNDARY SURVEY
 CREATING THREE NEW TRACTS

PROJECT #
 2230172

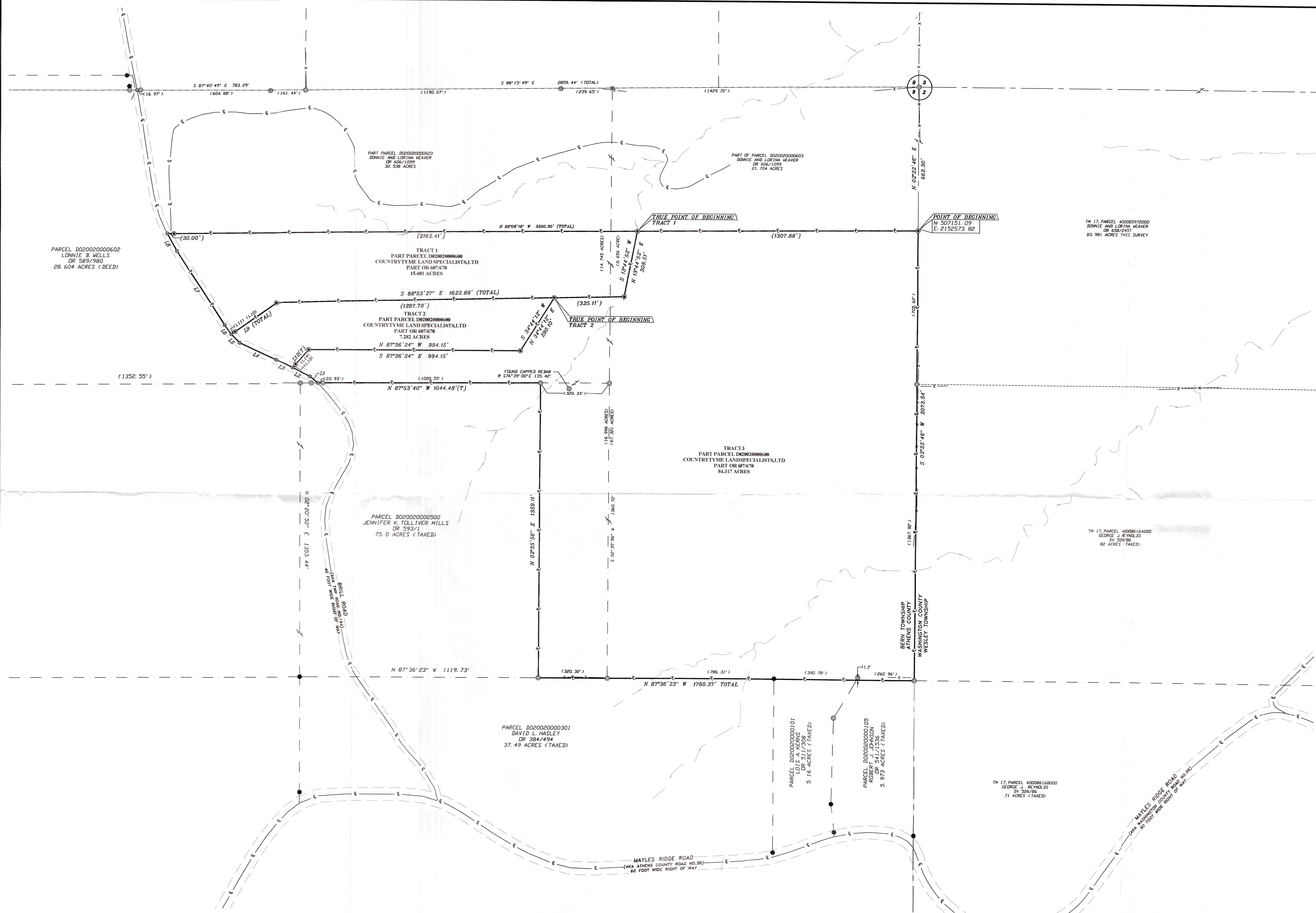


LEGEND
THESE SYMBOLS AND LINES MAY BE FOUND IN THE DRAWING.

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

LINE	BEARING	DISTANCE
L1	N 48°49'21" W	42.60'
L2	N 60°53'34" W	90.20'
L3	N 60°53'34" W	82.72'
L4	N 63°06'56" W	187.97'
L5	N 42°59'45" W	55.30'
L6	N 34°27'08" W	52.22'
L7	N 30°41'35" W	407.16'
L8	N 27°07'15" W	91.08'
L9	S 69°05'04" W	234.98'
L10	S 58°05'04" W	234.62'
L11	S 58°05'04" W	20.36'
L12	N 44°25'03" E	110.83'
L13	N 44°25'03" E	120.72'
L14	N 44°25'03" E	90.10'

REFERENCES:
107.000 ACRES
BERN TOWNSHIP
ATHENS COUNTY OHIO
OFFICIAL RECORD: 607, PAGE: 670
SECTION 8, TOWN 7, RANGE 12
PARCEL D020020000600
PLATS ON FILE IN THE ATHENS COUNTY, OHIO, ENGINEER'S OFFICE.
CHESTERHILL, OHIO, QUADRANGLE.



PROJECT INFORMATION	REVISIONS:
DATE: 9/15/2023	



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(304) 464-5305 PICKERING USA.COM
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SECTION 8, TOWN 7 NORTH, RANGE 12 WEST
BERN TOWNSHIP
ATHENS COUNTY, OHIO

BOUNDARY SURVEY
CREATING THREE NEW TRACTS

PROJECT #
2230172

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Beaman J. Miller*
DATE: 10/11/23