

PIONEER ENGINEERING & SURVEYING, LLC

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

DESCRIPTION OF PROPERTY TIMOTHY W. FORD & AUSTIN C. FORD

DESCRIPTION OF PROPERTY

Situated in The State of Ohio, Athens County, Troy Township, Section No. 2 & 3, Town. 5N, Range 11W, Reference Deed, Vol. 154, Page 836 and Auditor No. L01-00100125-00, L01-00100126-00 & L01-00100139-00 and Reference Deed, OR 151, Page 836 and Auditor No. L01-00100149-00.

Being part of the Northeastern Portion of Section No. 2 and the Southeastern Portion of Section No. 3 and being more precisely described as follows:

Beginning at a point at the Northwest Corner of Section No. 2, thence along the North Line of Section No. 2 and bearing N 89° 28' 39" E, 1320.00 feet to a point, thence leaving the North Line of Section No. 2 and bearing S 00° 37' 07" W, 273.24 feet to a 4" X 4" Stone with a '+' cut in top found, said 4" X 4" Stone with a '+' cut in top found being the **true place of beginning**;

Thence along a line common to Ruth Ann Conley, Vol. 253, Page 165 and bearing N 89° 28' 39" E, 2006.40 feet to a 5/8" capped iron pin set by R. Roush S-7999;

Thence along a line common to Ruth Ann Conley, Vol. 253, Page 165 (Section No. 2 & 3) and bearing N 16° 26' 44" E, 2263.32 feet to a 1" Outside Diameter uncapped iron pipe found, passing thru a point on the South Line of Section No. 3 at 285.62 feet and 5/8" capped iron pins set by R. Roush S-7999 at 1957.70 feet and 2105.85 feet;

Thence along a line common to Scott A. Carpenter & Angel Carpenter, Vol. 461, Page 128 and Ohio Franklin Realty Inc., OR 506, Page 931 and bearing S 88° 55' 25" E, 972.92 feet to a point on the Centerline of Troy Township Road No. 1337 (Cliffside Rd.), passing thru 1/2" capped iron pins found set by J. Huffman S-6850 at 544.84 feet and 765.69 feet, a point the face of a rock cliff at 886.12 feet and a 5/8" capped iron pin set by R. Roush S-7999 at 937.99 feet;

Thence along a line common to Ohio Franklin Realty Inc., OR 506, Page 931 and along the Centerline of Troy Township Road No. 1337 (Cliffside Rd.) with a curve to the right having a chord bearing of N 40° 06' 13" E, a chord length of 344.71 feet, a delta angle of 12° 46' 24" and a radius of 1549.44 feet to a point on the Centerline;

Thence along a line common to Ohio Franklin Realty Inc., OR 506, Page 931 and continuing along the Centerline of Troy Township Road No. 1337 (Cliffside Rd.) and bearing N 46° 29' 25" E, 511.28 feet to a point on the Centerline;

Thence along a line common to Ohio Franklin Realty Inc., OR 506, Page 931 and leaving the Centerline of Troy Township Road No. 1337 (Cliffside Rd.) and bearing S 00° 13' 59" W, 169.23 feet to a point at the Low Water Mark of the Ohio River, passing thru a 5/8" capped iron pin set by R. Roush S-7999 at 28.46 feet;

Thence along the Low Water Mark of the Ohio River with the following 15 courses:

Bearing S 66° 06' 19" W, 66.18 feet to a point;
Thence S 54° 23' 30" W, 84.55 feet to a point;
Thence S 53° 04' 16" W, 97.31 feet to a point;
Thence S 43° 36' 22" W, 120.50 feet to a point;
Thence S 42° 53' 53" W, 95.31 feet to a point;
Thence S 39° 32' 41" W, 133.37 feet to a point;
Thence S 35° 35' 53" W, 165.94 feet to a point
Thence S 39° 15' 43" W, 105.08 feet to a point;
Thence S 41° 09' 59" W, 126.66 feet to a point;
Thence S 43° 27' 18" W, 129.12 feet to a point;
Thence S 38° 25' 44" W, 114.92 feet to a point;
Thence S 35° 35' 36" W, 112.32 feet to a point;
Thence S 31° 47' 56" W, 95.65 feet to a point;
Thence S 31° 30' 00" W, 92.68 feet to a point;
Thence S 31° 30' 00" W, 22.42 feet to a point at the Low Water Mark of the Ohio River;

Thence along a line common to John M. Williams, Vol. 106, Page 748 and leaving the Low Water Mark of the Ohio River and bearing N 63° 34' 28" W, 50.64 feet to a point at the Intersection of the Centerline of Troy Township Road No. 1337 (Cliffside Rd.) and the Centerline of Troy Township Road No. 174 (Bowman Rd.), passing thru a 5/8" uncapped iron pin found at 20.00 feet;

Thence along a line common to John M. Williams, Vol. 106, Page 748 and leaving the Centerline of Troy Township Road No. 1337 (Cliffside Rd.) and along the Centerline of Troy Township Road

No. 174 (Bowman Rd.) with the following 3 courses:
Bearing N 63° 34' 28" W, 100.57 feet to a point;
Thence N 44° 44' 28" W, 181.33 feet to a point;
Thence N 66° 01' 28" W, 66.90 feet to a point on the Centerline;

Thence along a line common to John M. Williams, Vol. 106, Page 748 and leaving the Centerline of Troy Township Road No. 174 (Bowman Rd.) and bearing S 27° 04' 32" W, 212.84 feet to a 1" Outside Diameter uncapped iron pipe found, passing thru a 5/8" capped iron pin set by R. Roush S-7999 at 21.85 feet;

Thence along a line common to John M. Williams, Vol. 106, Page 748 and bearing S 26° 38' 58" W, 99.51 feet to a 1" Outside Diameter uncapped iron pipe found;

Thence along a line common to John M. Williams, Vol. 106, Page 748 and bearing S 70° 03' 00" E, 100.21 feet to a 1" Outside Diameter uncapped iron pipe found;

Thence along a line common to John M. Williams, Vol. 126, Page 111 and bearing S 26° 05' 12" W, 101.23 feet to a 5/8" capped iron pin set by R. Roush S-7999;

Thence along a line common to Sandra E. Richardson, Vol. 471, Page 1395 and bearing S 25° 43' 04" W, 101.02 feet to a 5/8" capped iron pin set by R. Roush S-7999;

Thence along a line common to Stephen, Follrod, Vol. 464, Page 879 and bearing S 23° 30' 30" W, 101.12 feet to a point at the top of a Rock Cliff;

Thence along a line common to Stephen, Follrod, Vol. 464, Page 879 and bearing S 20° 21' 45" W, 100.80 feet to a point at the top of a Rock Cliff;

Thence along a line common to Charles & Linda Williams, Vol. 487, Page 440 and bearing S 18° 26' 01" W, 100.80 feet to a point at the top of a Rock Cliff;

Thence along a line common to Stephen Follrod, Vol. 464, Page 879 and bearing S 17° 46' 19" W, 100.76 feet to a point at the top of a Rock Cliff;

Thence along a line common to James R. & Dorothy Stout, Vol. 140, Page 567 and bearing S 17° 15' 49" W, 100.24 feet to a point at the top of a Rock Cliff;

Thence along a line common to Mayford L. Cook Jr., OR 250, Page 618, Susan Tilton & Denise Dillie, Vol. 442, Page 2647, Virgie M. Buckley, OR 507, Page 2513 & OR 292, Page 717 and bearing S 17° 54' 38" W, 724.55 along the top edge of a Rock Cliff to a point where a nail in the face of the Rock Cliff bears N 89° 28' 39" E, 56.50 feet;

Thence along a line common to Charles D. Williams, OR 239, Page 118 & Amelia Miller, OR 529, Page 2569 and bearing S 17° 41' 28" W, 238.93 feet to a point at the top of a Rock Cliff;

Thence along a line common to George & Jennifer Dickerson, OR 510, Page 1062 and bearing S 18° 09' 55" W, 99.91 feet to a point at the top of a Rock Cliff;

Thence along a line common to George & Jennifer Dickerson, OR 510, Page 1062 and bearing S 18° 09' 55" W, 199.60 feet to a point at the top of a Rock Cliff;

Thence along a line common to Harold Ford, OR 292, Page 414 and bearing S 18° 09' 55" W, 99.84 feet to a point at the top of a Rock Cliff;

Thence along a line common to Harold Ford, OR 295, Page 2647 and bearing S 18° 09' 55" W, 99.84 feet to a point at the top of a Rock Cliff;

Thence along a line common to Harold Ford, OR 295, Page 2647 and bearing S 67° 19' 03" E, 149.98 feet to a point on the Centerline of Troy Township Road No. 1337 (Cliffside Rd.), passing thru a 5/8" capped iron pin set by R. Roush S-7999 at 119.98 feet;

Thence along a line common to Harold Ford, Vol. 148, Page 763 and along the Centerline of Troy Township Road No. 1337 (Cliffside Rd.) and bearing S 19° 19' 44" W, 116.14 feet to a point on the Centerline;

Thence leaving the Centerline of Troy Township Road No. 1337 (Cliffside Rd.) and along a line common to Timothy W. Ford, & Austin C. Ford, OR 559, Page 1784 and bearing S 90° 00' 00" W, 2219.85 feet to a 5/8" uncapped iron pin found, passing thru a 1/2" capped iron pin found set by R. Canter S-7226 at 31.05 feet and a 1/2" capped iron pin found set by J. Huffman S-6850 at 1419.85 feet;

Thence along a line common to Roger L. Kerns, et al, OR 518, Page 1241 and bearing N 00° 37' 07" E, 848.09 feet to a 4" X 4" Stone with a '+' cut in top found;

Said 4" X 4" Stone with a '+' cut in top found being the **true place of beginning**.

Containing 71.238 acres total more or less with the following acreage identification:

<u>Book</u>	<u>Page</u>	<u>Parcel Id. No.</u>	<u>Acreage</u>
Vol. 154	836	L01-00100125-00	43.885
Vol. 154	836	L01-00100126-00	2.111
Vol. 154	836	L01-00100139-00	23.636
OR 151	836	L01-00100149-00	<u>1.606</u>
		Total	71.238 acres

Basis of bearings of the above surveyed tract: Bearing of the North Line of Section No. 2 was assumed as North 89° 28' 39" East.

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 February 29, 2020, under the direction of Robert H. Roush PE, PS S-7999.



Robert H. Roush
S-7999

April 1, 2020

Date

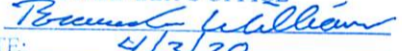
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

JUN 03 2020

Jill Thompson
Athens County Auditor



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 4/3/20

ATHENS COUNTY, OHIO
TROY TOWNSHIP
SECTION 2 & 3, TOWN. 5N, RANGE 11W

Drawings shall remain the property of the engineer and shall not be used for any other purpose without the written consent of the engineer.

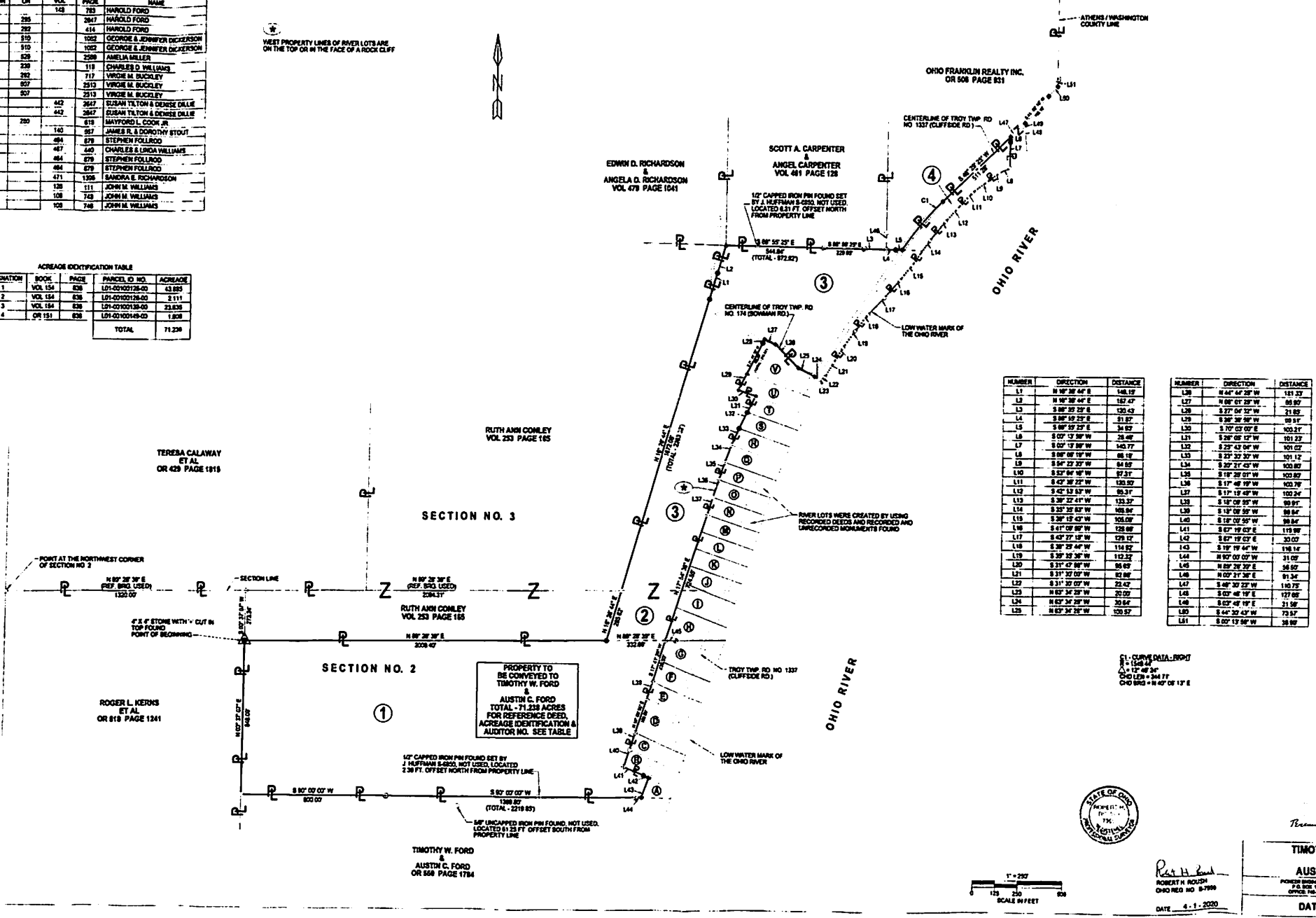
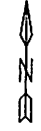
PROPERTY OWNER IDENTIFICATION TABLE

DESIGNATION	OR	VOL.	PAGE	NAME
A		143	783	HAROLD FORD
B		255	2847	HAROLD FORD
C		292	414	HAROLD FORD
D		310	1002	GEORGE & JENNIFER DICKERSON
E		310	1002	GEORGE & JENNIFER DICKERSON
F		328	2208	AMELIA MILLER
G		330	318	CHARLES D. WILLIAMS
H		363	717	VIRORE M. BUCKLEY
I		007	2513	VIRORE M. BUCKLEY
J		507	2513	VIRORE M. BUCKLEY
K		402	2667	SUSAN TILTON & DENISE DALLE
L		402	2667	SUSAN TILTON & DENISE DALLE
M		230	618	MAYFORD L. COOK, JR.
N		140	067	JAMES R. & DOROTHY STOUT
O		084	678	STEPHEN FOLLARO
P		487	460	CHARLES & LINDA WILLIAMS
Q		484	678	STEPHEN FOLLARO
R		484	678	STEPHEN FOLLARO
S		471	1305	SANDRA E. RICHARDSON
T		138	111	JOHN M. WILLIAMS
U		108	743	JOHN M. WILLIAMS
V		108	748	JOHN M. WILLIAMS

ACREAGE IDENTIFICATION TABLE

DESIGNATION	BOOK	PAGE	PARCEL ID NO.	ACREAGE
1	VOL 154	636	L01-00100128-00	43.885
2	VOL 154	636	L01-00100128-00	2.111
3	VOL 154	636	L01-00100138-00	23.836
4	OR 151	638	L01-00100148-00	1.808
TOTAL				71.238

WEST PROPERTY LINES OF RIVER LOTS ARE ON THE TOP OR IN THE FACE OF A ROCK CLIFF



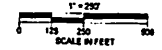
LEGEND

- MONUMENT FOUND 5/8" UNCAPPED IRON PIN
- MONUMENT FOUND 4" X 4" STONE WITH 'V' CUT IN TOP
- ⊙ MONUMENT FOUND 1" O.D. UNCAPPED IRON PIPE
- ⊙ MONUMENT FOUND 1/2" CAPPED IRON PIN (R. CANTER S-7225)
- ⊙ MONUMENT FOUND 1/2" CAPPED IRON PIN (L. HUFFMAN S-4350)
- ⊙ MONUMENT FOUND 1/2" CAPPED IRON PIN (L. PURDOM S-6087)
- ⊙ MONUMENT SET 5/8" CAPPED IRON PIN (R. ROUSH S-7598)
- ◆ CENTERLINE POINT PUBLIC ROADS
- ◇ POINT AT THE LOW WATER MARK OF THE OHIO RIVER
- ⊙ CALCULATED POINT AT PROPERTY CORNER

NUMBER	DIRECTION	DISTANCE
L1	N 89° 38' 40" E	148.12
L2	N 89° 38' 40" E	127.47
L3	S 88° 32' 25" E	120.43
L4	S 88° 32' 25" E	81.87
L5	S 88° 32' 25" E	34.93
L6	S 00° 12' 38" W	25.46
L7	S 00° 12' 38" W	142.17
L8	S 08° 08' 19" W	68.12
L9	S 04° 22' 32" W	84.53
L10	S 53° 04' 18" W	87.31
L11	S 42° 30' 22" W	130.30
L12	S 42° 30' 22" W	82.31
L13	S 38° 32' 41" W	123.52
L14	S 33° 32' 43" W	108.84
L15	S 28° 15' 43" W	105.09
L16	S 41° 02' 08" W	128.88
L17	S 42° 37' 15" W	129.12
L18	S 28° 34' 41" W	114.82
L19	S 28° 34' 38" W	112.52
L20	S 31° 47' 08" W	86.62
L21	S 31° 32' 02" W	81.88
L22	S 31° 30' 02" W	22.42
L23	N 62° 30' 20" W	21.02
L24	N 62° 30' 20" W	24.64
L25	N 62° 30' 20" W	100.57

NUMBER	DIRECTION	DISTANCE
L26	N 62° 42' 28" W	181.32
L27	N 62° 42' 28" W	88.80
L28	S 27° 04' 52" W	21.82
L29	S 28° 38' 58" W	89.11
L30	S 10° 03' 00" E	100.21
L31	S 28° 08' 12" W	101.23
L32	S 23° 43' 04" W	101.02
L33	S 23° 32' 32" W	101.12
L34	S 22° 21' 45" W	100.80
L35	S 18° 28' 01" W	100.80
L36	S 17° 48' 19" W	100.78
L37	S 17° 13' 49" W	100.24
L38	S 13° 08' 55" W	89.81
L39	S 13° 08' 55" W	88.84
L40	S 18° 02' 58" W	88.84
L41	S 67° 18' 03" E	119.98
L42	S 67° 18' 03" E	20.02
L43	S 78° 19' 44" W	118.14
L44	S 62° 08' 02" W	91.02
L45	N 62° 21' 32" E	84.52
L46	N 02° 21' 38" E	81.34
L47	S 48° 30' 22" W	110.72
L48	S 02° 48' 19" E	127.68
L49	S 02° 48' 19" E	21.58
L50	S 44° 28' 24" W	73.52
L51	S 02° 13' 08" W	38.88

C1. CURVE DATA: RIGHT
R = 1548.14'
Δ = 12° 48' 00"
CHD LENS = 344.77'
CHD BRG = N 42° 08' 12" E



ROBERT H. NOUSEY
OHIO REG. NO. 8-7998
DATE: 4-1-2020

TIMOTHY W. FORD & AUSTIN C. FORD
FORNEY ENGINEERING AND SURVEYING, L.L.C.
P.O. BOX 12, BOWLING GREEN, OHIO 43403
OFFICE: 768-2800 CELL: 768-2800
DATE: 2/29/2020

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

ATHENS COUNTY, OHIO TROY TOWNSHIP SECTION 2 & 3, TOWN. 5N, RANGE 11W

LEGEND

- MONUMENT FOUND 5/8" UNCAPPED IRON PIN
- MONUMENT FOUND 4" X 4" STONE WITH "X" CUT IN TOP
- ⊙ MONUMENT FOUND 1" O.D. UNCAPPED IRON PIPE
- ⊕ MONUMENT FOUND MAG NAIL
- ⊞ MONUMENT FOUND 1/2" CAPPED IRON PIN (R. CANTER S-7226)
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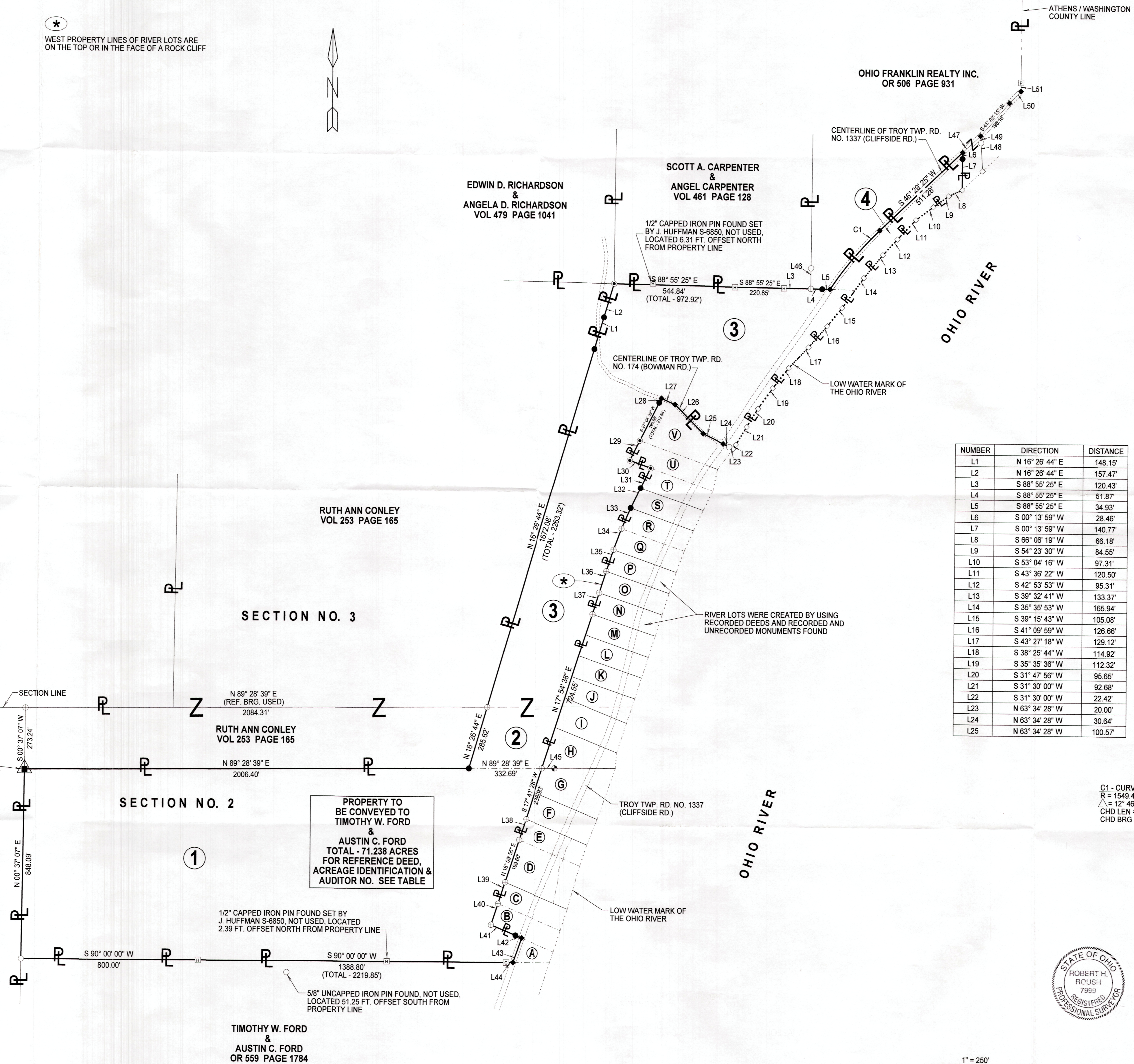
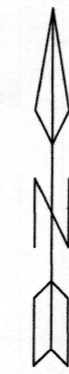
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DESIGNATION	OR	VOL	PAGE	NAME
A		148	763	HAROLD FORD
B	295		2647	HAROLD FORD
C	292		414	HAROLD FORD
D	510		1062	GEORGE & JENNIFER DICKERSON
E	510		1062	GEORGE & JENNIFER DICKERSON
F	529		2569	AMELIA MILLER
G	239		118	CHARLES D. WILLIAMS
H	292		717	VIRGIE M. BUCKLEY
I	507		2513	VIRGIE M. BUCKLEY
J	507		2513	VIRGIE M. BUCKLEY
K		442	2647	SUSAN TILTON & DENISE DILLIE
L		442	2647	SUSAN TILTON & DENISE DILLIE
M	250		618	MAYFORD L. COOK JR.
N		140	567	JAMES R. & DOROTHY STOUT
O		464	879	STEPHEN FOLLROD
P		487	440	CHARLES & LINDA WILLIAMS
Q		464	879	STEPHEN FOLLROD
R		464	879	STEPHEN FOLLROD
S		471	1395	SANDRA E. RICHARDSON
T		126	111	JOHN M. WILLIAMS
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TOTAL				71.238

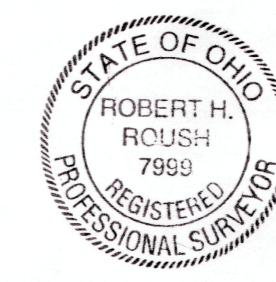
* WEST PROPERTY LINES OF RIVER LOTS ARE ON THE TOP OR IN THE FACE OF A ROCK CLIFF



NUMBER	DIRECTION	DISTANCE
L1	N 16° 26' 44" E	148.15'
L2	N 16° 26' 44" E	157.47'
L3	S 88° 55' 25" E	120.43'
L4	S 88° 55' 25" E	51.87'
L5	S 88° 55' 25" E	34.93'
L6	S 00° 13' 59" W	28.46'
L7	S 00° 13' 59" W	140.77'
L8	S 66° 06' 19" W	66.18'
L9	S 54° 23' 30" W	84.55'
L10	S 53° 04' 16" W	97.31'
L11	S 43° 36' 22" W	120.50'
L12	S 42° 53' 53" W	95.31'
L13	S 39° 32' 41" W	133.37'
L14	S 35° 35' 53" W	165.94'
L15	S 39° 15' 43" W	105.08'
L16	S 41° 09' 59" W	126.66'
L17	S 43° 27' 18" W	129.12'
L18	S 38° 25' 44" W	114.92'
L19	S 35° 35' 36" W	112.32'
L20	S 31° 47' 56" W	95.65'
L21	S 31° 30' 00" W	92.68'
L22	S 31° 30' 00" W	22.42'
L23	N 63° 34' 28" W	20.00'
L24	N 63° 34' 28" W	30.64'
L25	N 63° 34' 28" W	100.57'

NUMBER	DIRECTION	DISTANCE
L26	N 44° 44' 28" W	181.33'
L27	N 66° 01' 28" W	66.90'
L28	S 27° 04' 32" W	21.85'
L29	S 26° 38' 58" W	99.51'
L30	S 70° 03' 00" E	100.21'
L31	S 26° 05' 12" W	101.23'
L32	S 25° 43' 04" W	101.02'
L33	S 23° 30' 30" W	101.12'
L34	S 20° 21' 45" W	100.80'
L35	S 18° 28' 01" W	100.80'
L36	S 17° 46' 19" W	100.76'
L37	S 17° 15' 49" W	100.24'
L38	S 18° 09' 55" W	99.91'
L39	S 18° 09' 55" W	99.84'
L40	S 18° 09' 55" W	99.84'
L41	S 67° 19' 03" E	119.98'
L42	S 67° 19' 03" E	30.00'
L43	S 19° 19' 44" W	116.14'
L44	N 90° 00' 00" W	31.05'
L45	N 89° 28' 39" E	56.50'
L46	N 00° 21' 36" E	91.34'
L47	S 46° 30' 23" W	110.75'
L48	S 03° 48' 19" E	127.66'
L49	S 03° 48' 19" E	31.59'
L50	S 44° 30' 43" W	73.57'
L51	S 00° 13' 59" W	38.99'

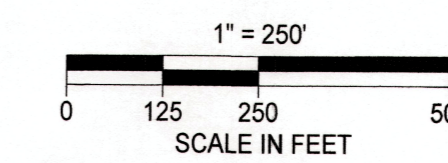
C1 - CURVE DATA - RIGHT
 R = 1540.44'
 Δ = 12° 46' 24"
 CHD LEN = 344.71'
 CHD BRG = N 40° 06' 13" E



Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Robert H. Roush*
 DATE: 4/3/20

TIMOTHY W. FORD & AUSTIN C. FORD
 PIONEER ENGINEERING AND SURVEYING, L.L.C.
 P.O. BOX 127 BEVERLY, OHIO 46716
 OFFICE: 740-984-4476 CELL: 740-380-4993

Robert H. Roush
 ROBERT H. ROUSH
 OHIO REG. NO. S-7999
 DATE: 4-1-2020



DATE: 2/29/2020