



Architects • Engineers • Surveyors

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

PROPERTY DESCRIPTION
63.314 ACRES
SECTION 32, TOWNSHIP 5 NORTH, RANGE 11 WEST
TROY TOWNSHIP
PARCELS L010010094300, L010010097300 & L010010094400
OFFICIAL RECORD 408, PAGE 889

SITUATE IN AND BEING A PART OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 11 WEST, TROY TOWNSHIP, ATHENS COUNTY, OHIO, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT A 5/8" CAPPED IRON REBAR FOUND (LABELED ODOT) IN THE WEST LINE OF SAID SECTION 32, SAID REBAR BEING A COMMON CORNER TO THE 1.99 ACRE STATE OF OHIO TRACT (OFFICIAL RECORD 322, PAGE 1447), TO THE 19.83 ACRE (TAXED) BARRY HENNEN TRACT (OFFICIAL RECORD 516, PAGE 968) AND TO THE 12.752 ACRE (TAXED) BRET E. RICHARDS AND CHARLES S. TAYLOR TRACT (OFFICIAL RECORD 408, PAGE 889), FROM WHERE THE NORTHWEST CORNER OF SECTION 32 BEARS N 03°26'03" E 147.27 FEET (CALCULATED);

THENCE, WITH SAID 1.99 ACRE STATE OF OHIO TRACT, THE FOLLOWING **FIVE (5)** COURSES AND DISTANCES;

(1) THENCE S 87°43'46" E 211.63 FEET TO A 5/8" CAPPED IRON REBAR FOUND (LABELED ODOT);

(2) THENCE S 79°38'26" E 425.15 FEET TO A 5/8" CAPPED IRON REBAR FOUND (LABELED ODOT);

(3) THENCE S 76°09'50" E 901.71 FEET TO A POINT IN FOURMILE CREEK;

(4) THENCE S 84°35'56" E 444.82 FEET TO A 5/8" IRON REBAR FOUND;

(5) THENCE N 83°52'34" E 50.10 FEET TO A 5/8" CAPPED IRON REBAR FOUND (LABELED CASSEL) AT A COMMON CORNER TO THE 5.183 ACRE (TAXED) TIMOTHY E. RUSSELL AND CARRIE L. RUSSELL TRACT (OFFICIAL RECORD 539, PAGE 2525;

THENCE, WITH SAID 5.183 ACRE TIMOTHY E. RUSSELL AND CARRIE L. RUSSELL TRACT, THE FOLLOWING **THREE (3)** COURSES AND DISTANCES;

(1) THENCE S 15°49'41" W 359.65 FEET TO A 5/8" IRON REBAR FOUND;



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(2) THENCE S 74°02'30" E 547.47 FEET TO A POINT IN TAR CREEK, PASSING A 5/8" IRON REBAR FOUND AT 170.66 FEET AND PASSING A 5/8" CAPPED IRON REBAR FOUND (LABELED CASSEL) AT 258.28 FEET, AT 308.57 FEET AND AT 485.69 FEET;

(3) THENCE N 04°50'39" E 559.10 FEET, LEAVING TAR CREEK, TO A 5/8" CAPPED IRON REBAR FOUND (LABELED CASSEL) AT A COMMON CORNER TO THE 3.82 ACRE STATE OF OHIO TRACT (OFFICIAL RECORD 322, PAGE 1447), PASSING A 5/8" CAPPED IRON REBAR SET AT 36.45 FEET;

THENCE, WITH SAID 3.82 ACRE STATE OF OHIO TRACT, THE FOLLOWING **THREE (3)** COURSES AND DISTANCES;

(1) THENCE N 78°41'06" E 401.46 FEET TO A POINT, PASSING A 5/8" CAPPED IRON REBAR FOUND (LABELED CASSEL) AT 50.41 FEET;

(2) THENCE S 55°03'00" E 377.50 FEET TO A 5/8" CAPPED IRON REBAR FOUND (LABELED ODOT), PASSING A 5/8" CAPPED IRON REBAR FOUND (LABELED CASSEL) AT 23.14 FEET;

(3) THENCE N 73°33'01" E 281.80 FEET TO A 5/8" CAPPED IRON REBAR FOUND (LABELED CASSEL) AT A COMMON CORNER TO THE 2.96 ACRE (TAXED) SHAWN HENDRICKSON TRACT (OFFICIAL RECORD 500, PAGE 2542);

THENCE, WITH SAID 2.96 ACRE SHAWN HENDRICKSON TRACT, THE FOLLOWING **SEVEN (7)** COURSES AND DISTANCES;

(1) THENCE S 44°49'27" E 49.11 FEET TO A 5/8" CAPPED IRON REBAR FOUND (LABELED CASSEL);

(2) THENCE S 61°38'38" E 153.96 FEET TO A 5/8" IRON REBAR FOUND;

(3) THENCE S 46°05'56" E 56.78 FEET TO A 5/8" CAPPED IRON REBAR FOUND (LABELED CASSEL);

(4) THENCE S 36°17'52" E 138.25 FEET TO A 5/8" CAPPED IRON REBAR FOUND (LABELED CASSEL)

(5) THENCE S 45°31'48" E 84.69 FEET TO A 5/8" CAPPED IRON REBAR FOUND (LABELED CASSEL);

(6) THENCE S 56°22'04" E 84.06 FEET TO A 5/8" CAPPED IRON REBAR FOUND (LABELED CASSEL);



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(7) THENCE S 72°32'14" E 118.54 FEET TO A 5/8" CAPPED IRON REBAR FOUND (LABELED CASSEL) IN A COMMON LINE OF THE 45.9 ACRE (TAXED) LARRY SIMMONS FARM, LLC TRACT (OFFICIAL RECORD 514, PAGE 652);

THENCE, WITH SAID 45.9 ACRE LARRY SIMMONS FARM, LLC TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES;

(1) THENCE S 02°13'21" W 718.40 FEET TO A 5/8" CAPPED IRON REBAR SET;

(2) THENCE N 87°59'48" W 1209.78 FEET TO A 5/8" CAPPED IRON REBAR SET;

(3) THENCE N 02°00'12" E 126.49 FEET TO A 5/8" CAPPED IRON REBAR SET;

(4) THENCE N 87°59'48" W 264.00 FEET TO A 5/8" CAPPED IRON REBAR SET, PASSING A STANDING 1/2" IRON REBAR FOUND AT 179.77 FEET;

(5) THENCE S 02°46'33" W 484.82 FEET TO A 5/8" CAPPED IRON REBAR FOUND AT A COMMON CORNER TO THE 22.74 ACRE (TAXED) LARRY SIMMONS FARM, LLC TRACT (OFFICIAL RECORD 536, PAGE 368);

THENCE S 07°05'24" W 281.15 FEET, WITH SAID 22.74 ACRE LARRY SIMMONS FARM, LLC TRACT, TO A 1" IRON REBAR FOUND AT A COMMON CORNER IN THE NORTH LINE OF THE 37.85 ACRE (TAXED) LARRY SIMMONS FARM, LLC TRACT (OFFICIAL RECORD 514, PAGE 652);

THENCE N 87°40'18" W 515.10 FEET, WITH SAID 37.85 ACRE (TAXED) LARRY SIMMONS FARM, LLC TRACT, TO A 5/8" CAPPED IRON REBAR SET AT A COMMON CORNER IN THE EAST LINE OF THE 10.281 ACRE (TAXED) GREGG A. HENNEN AND CASSANDRA D. HENNEN TRACT (OFFICIAL RECORD 569, PAGE 1453);

THENCE N 02°44'35" E 881.52 FEET, WITH SAID 10.281 ACRE GREGG A. HENNEN AND CASSANDRA D. HENNEN TRACT, TO A P. K. NAIL SET IN HENNEN LANE AT A COMMON CORNER TO THE 49.988 ACRE (TAXED) RONALD A. HENNEN AND JANET HENNEN TRACT (OFFICIAL RECORD 501, PAGE 1898), PASSING A 5/8" CAPPED IRON REBAR SET AT 805.44 FEET;

THENCE, WITH SAID 49.988 ACRE RONALD A. HENNEN AND JANET HENNEN TRACT AND THEN WITH THE 24.649 ACRE (TAXED) BARRY HENNEN TRACT (OFFICIAL RECORD 516, PAGE 968), THE FOLLOWING FIVE (5) COURSES AND DISTANCES;

(1) THENCE N 32°46'15" E 321.20 FEET TO A P. K. NAIL SET IN HENNEN LANE;

(2) THENCE N 11°11'02" W 115.81 FEET TO A 5/8" CAPPED IRON REBAR SET;



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(3) THENCE N 87°37'23" W 280.43 FEET TO A 5/8" CAPPED IRON REBAR FOUND (LABELED CASSEL);

(4) THENCE N 02°24'29" E 243.14 FEET TO A 5/8" CAPPED IRON REBAR FOUND (LABELED CASSEL);

(5) THENCE N 87°35'47" W 1864.34 FEET TO A MARKED STONE FOUND IN THE WEST LINE OF SAID SECTION 32, PASSING A 5/8" CAPPED IRON REBAR FOUND (LABELED CASSEL) AT 1212.00 FEET;

THENCE N 03°26'03" E 420.38 FEET, WITH THE WEST LINE OF SAID SECTION 32 AND WITH SAID 19.83 ACRE BARRY HENNEN TRACT, TO THE POINT OF BEGINNING;

CONTAINING 63.314 ACRES, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 2/18/2022 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.

BEING THE PERIMETER OF THE SAME TRACTS OR PARCELS OF LAND CONVEYED TO BRET E. RICHARDS AND CHARLES S. TAYLOR IN OFFICIAL RECORD 408, PAGE 889.

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: 2212955

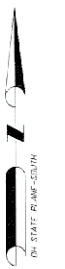


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Chris E. Shaw*
DATE: 4/4/22

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Lucas E. Smith
DATE: 4/14/22



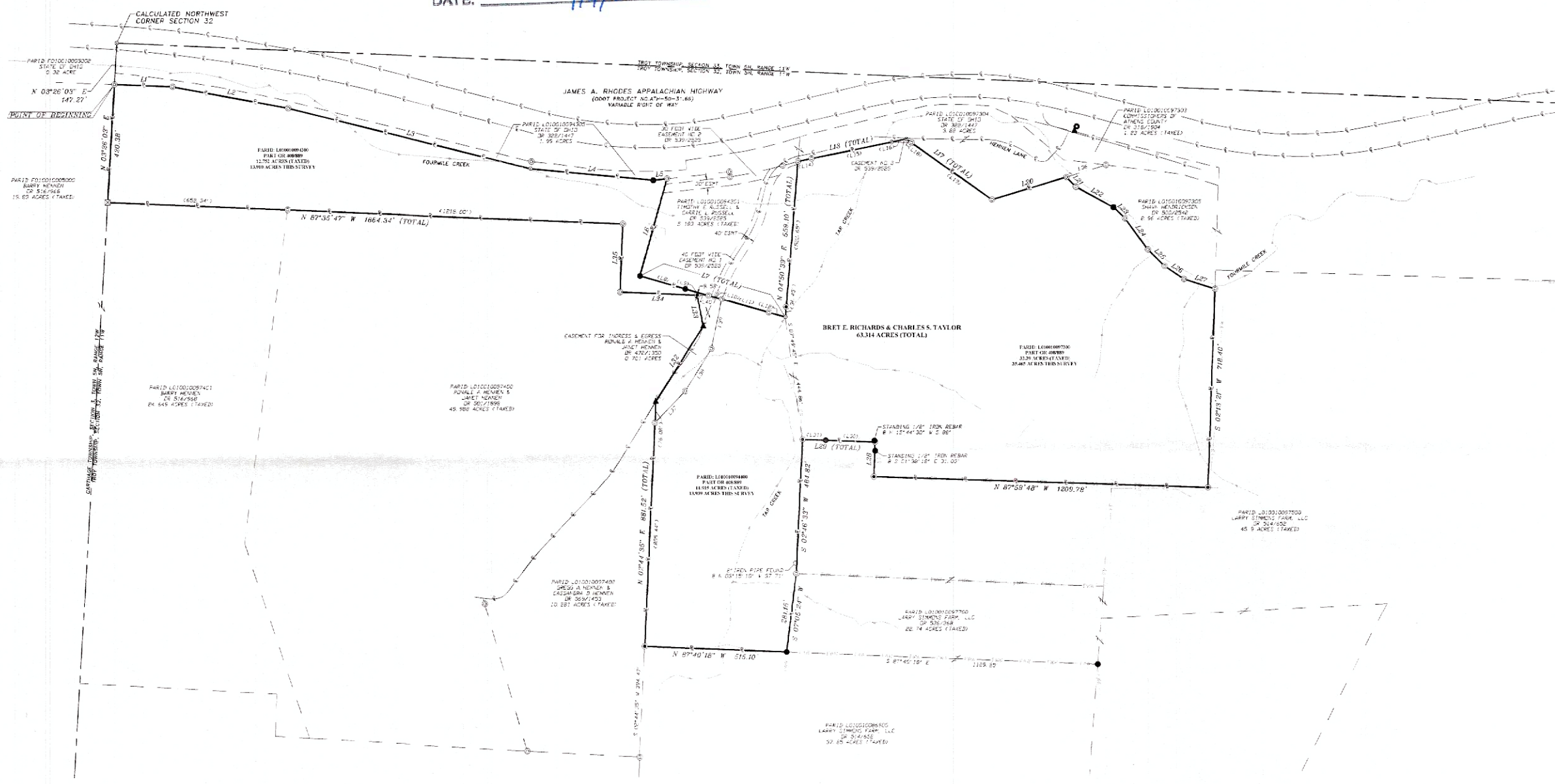
LEGEND

- SET 5/8" CAPPED IRON REBAR
- REBAR CONTROL POINT
- SET 5/8" CAPPED IRON REBAR
- ▲ SET 1/4" NAIL
- FOUND IRON ROD/REBAR
- FOUND CAPPED IRON REBAR
- FOUND IRON PIPE
- FOUND STONE
- PULV
- PROPERTY LINE
- RIGHT OF WAY
- SECTION LINE
- TAX PARCEL LINE
- CENTERLINE
- MARKED LINE
- BARBED WIRE FENCE
- ELECTRIC FENCE
- WOODEN WIRE FENCE
- BLVD/DITCH

LINE BEARINGS

LINE	BEARING	DISTANCE
L1	S 87°44'26" E	221.63
L2	S 75°38'26" E	428.15
L3	S 76°09'50" E	801.77
L4	S 84°55'55" E	444.87
L5	S 84°55'52" E	56.10
L6	S 15°49'41" W	359.65
L7	S 74°02'50" E	547.47
L8	S 74°02'50" E	170.68
L9	S 74°02'50" E	87.62
L10	S 74°02'50" E	50.29
L11	S 74°02'50" E	172.87
L12	S 74°02'50" E	61.78
L13	N 78°41'08" E	401.48
L14	N 78°41'08" E	56.41
L15	N 78°41'08" E	256.52
L16	N 78°41'08" E	54.51
L17	S 55°03'00" E	372.60
L18	S 55°03'00" E	23.14
L19	S 55°03'00" E	354.38
L20	N 74°53'00" E	281.80
L21	E 42°49'27" E	49.11
L22	S 67°38'38" E	153.96
L23	S 48°05'58" E	56.78
L24	S 36°17'52" E	136.25
L25	S 45°31'48" E	84.69
L26	S 59°25'44" E	84.08
L27	S 72°15'12" E	118.52
L28	N 02°00'12" E	126.49
L29	N 82°59'48" W	264.60
L30	N 82°59'48" W	112.97
L31	N 87°59'48" W	84.23
L32	N 32°48'15" E	321.20
L33	N 71°17'00" W	115.61
L34	N 67°37'23" W	260.43
L35	N 09°25'59" E	243.14
L36	N 74°27'45" E	150.71
L37	N 44°12'30" E	158.31
L38	N 32°37'37" E	178.50
L39	N 11°30'27" E	183.21
L40	S 87°37'23" E	40.68

REFERENCES
SECTION 32, TOWNSHIP 5N, RANGE 11W
TROY TOWNSHIP
ATHENS COUNTY, OHIO
TAX PARCELS
10100094300 - (112.610 ACRES)
10100094300 - (95.445 ACRES)
10100094400 - (113.939 ACRES)
OFFICIAL RECORD 400 PAGE 889
PLATS IN FILE IN THE ATHENS COUNTY
OHIO ENGINEER'S OFFICE
LIMITATIONS OF SURVEY
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE OPINION AND
THEREFORE IS SUBJECT TO ANY
STATEMENT OF FACTS OBTAINABLE BY
EXAMINATION OF SUCH DOCUMENTS AND
IS SUBJECT TO ALL LEGAL RIGHTS AND
RESTRICTIONS OF RECORD NO OPINION IS MADE OR
EXPRESSED CONCERNING THE EXISTENCE
OF WETLANDS, FLOOD HAZARDS,
ENVIRONMENTAL CONDITIONS, HAZARDOUS
MATERIALS, UTILITIES, OR ITEMS THAT
MAY AFFECT THE USE OF PROPERTY
SURVEYED



PROJECT INFORMATION	REVISIONS:
DATE: 2/15/2022	

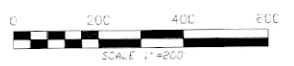


PICKERING ASSOCIATES
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(304) 464-5305 PICKERING USA.COM
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SECTION 32, TOWNSHIP 5 NORTH, RANGE 11 WEST
TROY TOWNSHIP
ATHENS COUNTY, OHIO

BOUNDARY SURVEY
EXISTING PARCELS: 63.314 ACRES (TOTAL)
PREPARED FOR CHARLES S. TAYLOR

PROJECT #
2212955



LEGEND

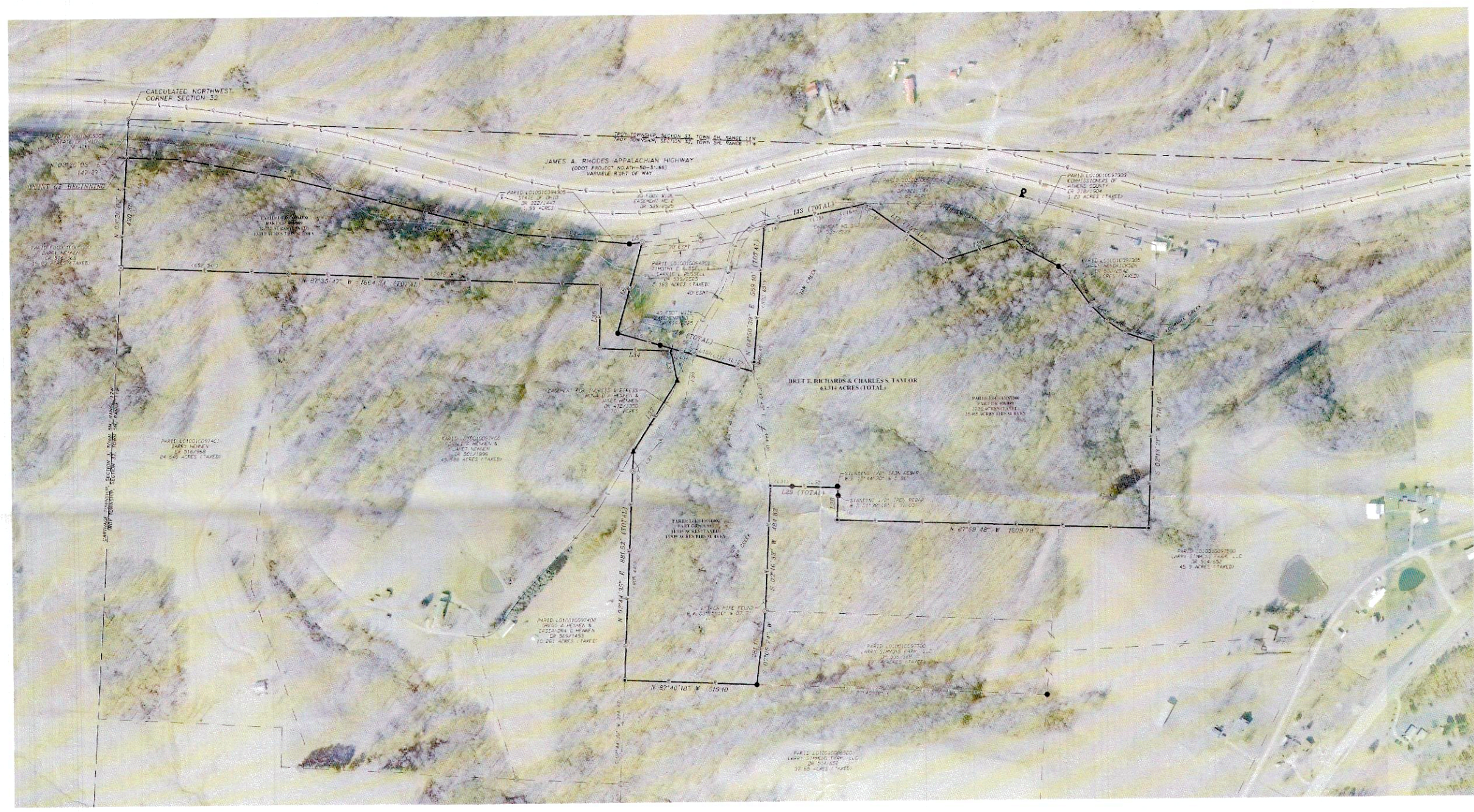
- SET 5/8" CAPPED IRON REBAR LABELED CONTROL POINT
- ⊙ SET 5/8" CAPPED IRON REBAR
- ▲ SET 1/2" NAIL
- FOUND IRON ROD/REBAR
- ⊙ FOUND CAPPED IRON REBAR
- FOUND IRON PIPE
- ⊞ FOUND STONE
- RAIN
- PROPERTY LINE
- RIGHT OF WAY SECTION LINE
- TAX PARCEL LINE
- CENTERLINE
- MARKED LINE
- BARBED WIRE FENCE
- ELECTRIC FENCE
- ALUMINUM WIRE FENCE
- GALVANIZED

LINE BEARING	DISTANCE
L1 S 87°43'48" E	1211.63'
L2 S 72°38'28" E	422.15'
L3 S 76°09'50" E	901.71'
L4 S 84°35'55" E	444.50'
L5 N 85°52'34" E	500.10'
L6 S 15°48'41" W	359.65'
L7 S 74°02'30" E	147.47'
L8 S 74°02'30" E	170.68'
L9 S 74°02'30" E	87.62'
L10 S 74°02'30" E	50.29'
L11 S 74°02'30" E	172.12'
L12 S 74°02'30" E	61.78'
L13 N 78°41'06" E	401.46'
L14 N 78°41'06" E	50.41'
L15 N 78°41'06" E	296.52'
L16 N 78°41'06" E	154.53'
L17 S 55°03'00" E	372.50'
L18 S 55°03'00" E	23.14'
L19 S 55°03'00" E	354.36'
L20 N 73°31'00" E	128.80'
L21 S 44°49'22" E	49.11'
L22 S 61°38'38" E	153.96'
L23 S 46°05'54" E	156.78'
L24 S 36°11'55" E	136.25'
L25 S 45°31'48" E	84.59'
L26 S 56°22'04" E	84.06'
L27 S 72°52'14" E	116.62'
L28 N 02°00'12" E	126.49'
L29 N 87°58'48" W	254.00'
L30 N 87°58'48" W	172.77'
L31 N 87°58'48" W	84.23'
L32 N 32°48'15" E	321.20'
L33 N 111°00'00" W	115.91'
L34 N 87°37'53" W	280.43'
L35 N 02°54'28" E	243.12'
L36 N 73°27'58" E	156.07'
L37 N 44°14'50" E	158.37'
L38 N 32°32'17" E	179.50'
L39 N 111°02'21" E	128.51'
L40 S 87°37'23" E	40.66'

REFERENCES:
 SECTION 32 TOWNSHIP 5N RANGE 11W
 TROY TOWNSHIP
 ATHENS COUNTY, OHIO
 TAX PARCELS:
 LO10010094300 - 119.516 ACRES
 LO10010094300 - 136.465 ACRES
 LO10010094400 - 119.935 ACRES

OFFICIAL RECORD 40R PAGE 889
 PLATS ON FILE IN THE ATHENS COUNTY
 D.I.C. ENGINEER'S OFFICE

LIMITATIONS OF SURVEY:
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PROJECT INFORMATION	REVISIONS:
DATE: 2/15/2022	

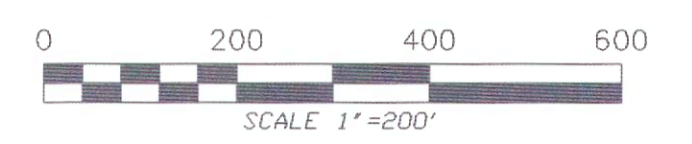
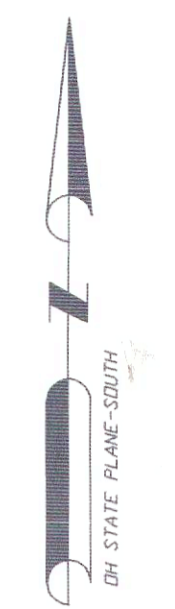


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 (304) 464-5305 PICKERING.USA.COM

SECTION 32 TOWNSHIP 5 NORTH, RANGE 11 WEST
 TROY TOWNSHIP
 ATHENS COUNTY, OHIO

BOUNDARY SURVEY
 EXISTING PARCELS: 63.314 ACRES (TOTAL)
 PREPARED FOR CHARLES S. TAYLOR

PROJECT #
 2212955



LEGEND

- SET 5/8" CAPPED IRON REBAR LABELED CONTROL POINT
- ⊙ SET 5/8" CAPPED IRON REBAR
- ▲ SET PK NAIL
- FOUND IRON ROD/REBAR
- ⊙ FOUND CAPPED IRON REBAR
- FOUND IRON PIPE
- ⊠ FOUND STONE
- ⊙ POINT

- PROPERTY LINE
- RIGHT OF WAY
- SECTION LINE
- TAX PARCEL LINE
- CENTERLINE
- MARKED LINE
- FB — FB BARBED WIRE FENCE
- FE — FE ELECTRIC FENCE
- FW — FW WOODEN WIRE FENCE
- RW — RW RUN/DITCH

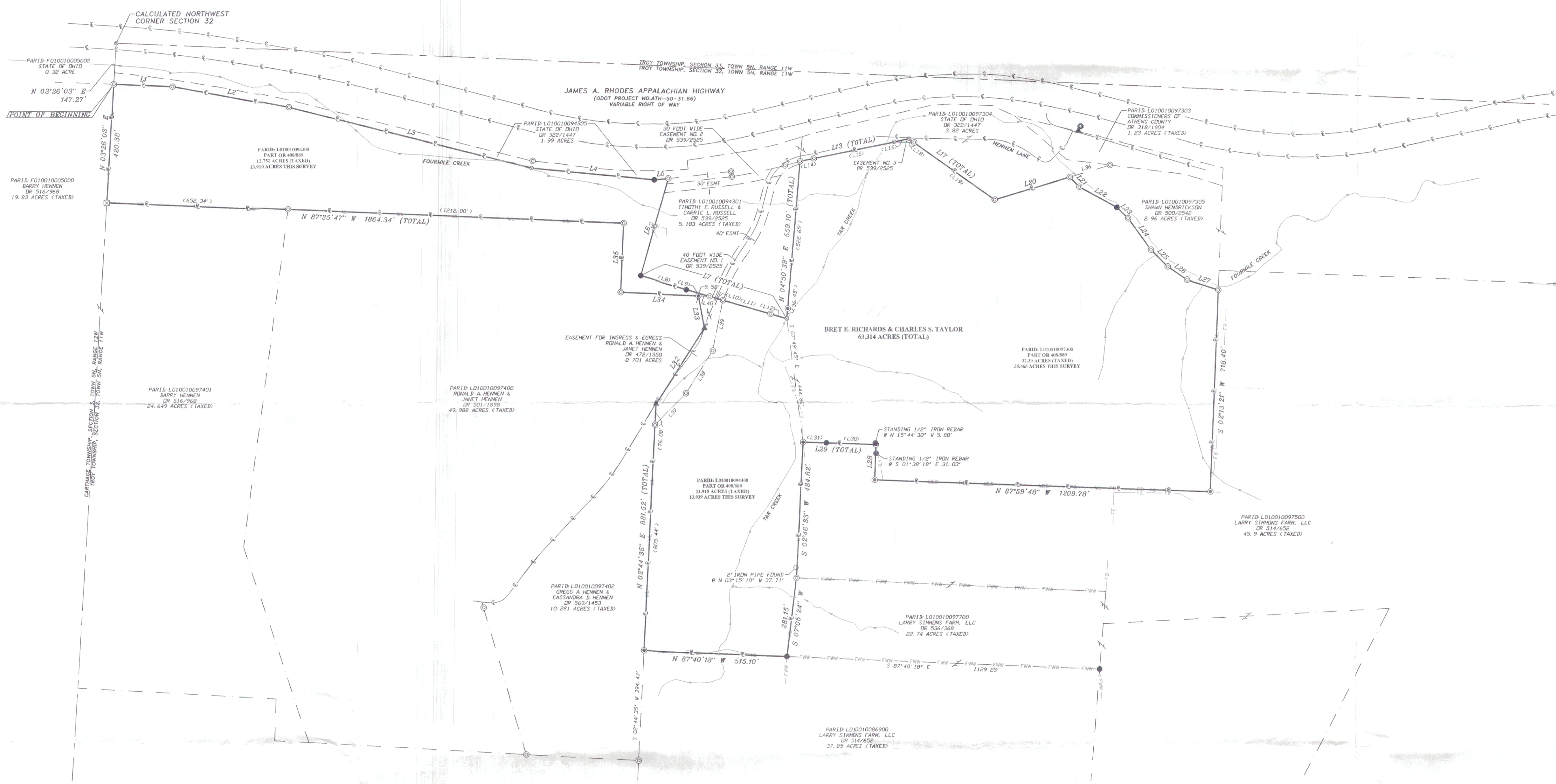
LINE BEARING	DISTANCE
L1 S 87°43'46" E	211.63'
L2 S 79°58'28" E	425.15'
L3 S 76°09'50" E	901.71'
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L40 S 87°37'23" E	40.66'

REFERENCES:
SECTION 32, TOWNSHIP 5N, RANGE 11W
TROY TOWNSHIP
ATHENS COUNTY, OHIO
TAX PARCELS:
L010010094300 - (13.910 ACRES)
L010010097300 - (35.465 ACRES)
L010010094400 - (13.939 ACRES)

OFFICIAL RECORD 408, PAGE 889
PLATS ON FILE IN THE ATHENS COUNTY, OHIO, ENGINEER'S OFFICE.

LIMITATIONS OF SURVEY:
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Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 2/18/2022



PROJECT INFORMATION	REVISIONS:
DATE: 2/18/2022	



PICKERING ASSOCIATES
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11283 EMERSON AVENUE, PARKERSBURG, WV 26104
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SECTION 32, TOWNSHIP 5 NORTH, RANGE 11 WEST
TROY TOWNSHIP
ATHENS COUNTY, OHIO

BOUNDARY SURVEY
EXISTING PARCELS: 63.314 ACRES (TOTAL)
PREPARED FOR CHARLES S. TAYLOR

PROJECT #
2212955