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LEGAL DESCRIPTION

Auditor's No. D010010014900

Situate Township of Bern, County of Athens, State of Ohio, Section 10,
Twn 7, Rng 10, Fraction 4 & 5

Beginning at the Northwest corner of Fraction 4 and the Southwest corner of Fraction 5,
(reference a stone as described in a survey by Kevin Cannon, OH PS No. 7224 of record in
Official Record Book 290 at Page 513).

THENCE with the common line of fractions 4 and 5 (as calculated from above mentioned Cannon
survey) South 87 degrees 01 minutes 05 seconds East (South 87 degrees 23 minutes 10 seconds
East Cannon survey) for a distance of 2858.72 feet to a stone found lying at the common corner
to Michael Baldwin, Et Ux of record in Volume 82 at Page 818 and Ralph Sparks, Et Al of
record in Official Record Book 203 at Page 629, said point also lying in the Westerly line of that
same property as conveyed to Ora R. and Joyce D. Holbert of record in Official Record Book 441
at Page 1420 (reference Alfred and Karen Parsons of record in Official Record Book 219 at Page
175), said point being the true point of beginning.

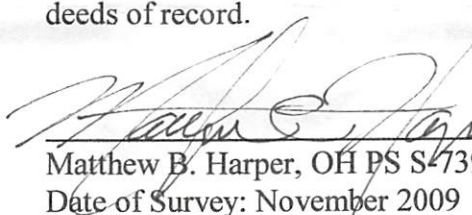
THENCE leaving said line with Baldwin and Holbert North 00 degrees 06 minutes 04 seconds
West for a distance of 636.90 feet (9.65 chains) to an iron rod set.

THENCE continuing with said Baldwin and Holbert South 87 degrees 01 minutes 08 seconds
East passing through the Southwesterly corner to James Burson of record in Volume 1 Page 429
at 4.73 chains, and over Fruit Farm Road (common corner to said Burson and Edward Kaplan, Et
Ux of record in Volume 111 Page 326) at 985 feet for a total distance of 1008.67 feet to an iron
rod set, said point being the Northwesterly corner to that same property as conveyed to John and
Monica Moore of record in Volume 65 at Page 421, reference ahead on said bearing at 1022.61
feet the Northeast corner of said Moore and an iron rod found (capped Robert Roush, OH PS).

THENCE South 01 degrees 23 minutes 03 seconds East with Moore and Holbert (bearing ref
survey by Robert Roush, OH PS No. 7999 for said Moore dated 10/17/2009 not recorded)
passing over the common line of said fractions 4 and 5 at 635.71 feet for a total distance of
1497.70 feet to an iron rod found Capped Roush), reference an iron pipe found back on said line
at 7.12 feet.

THENCE with another Moore and Holbert line North 86 degrees 55 minutes 50 seconds West
passing over another Roush iron rod found at 411.50 feet, the common corner to said Moore and
Beth Croston Et Al of record in Official Record Book 292 at Page 1974 and Fruit Farm Road at
433.80 and an iron rod set at 453.80 feet for a total distance of 1042.34 feet to an iron rod found
at the Southwesterly corner to said Holbert, said point lying in the Easterly line of above
mentioned Sparks.


THENCE with said Sparks and Holbert North 00 degrees 06 minutes 04 seconds West for a
distance of 857.01 feet to the true point of beginning containing a total area of 35.136 acres and
being that same property as conveyed to above mentioned Ora R. and Joyce D. Holbert of record
in Official Record Book 441 at Page 1420. This information is true to the best of my knowledge
and is subject to any and all exceptions, restrictions, covenants, and right of ways set forth in
deeds of record.


Matthew B. Harper, OH PS S-7397
Date of Survey: November 2009



MBH
949 Sun Valley Rd
Washington, WV 26181

Ph: (304) 861-0050
Fax (304) 861-0051

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 3/3/15

Legend:

- ipf - iron pipe found
- irf - iron rod found
- irs - iron rod set

Ref Surveys of record:

Kevin Cannon, OH PS
OR 247 Pg 266
OR 290 Pg 513
Robert Roush, OH PS
for John & Carol
Moore (10/17/09)
not yet recorded

Michael & Judith
Baldwin
Vol 82 Pg 818

South Ln Fr 5
North Ln Fr 4
N 87°01'05"W 2858.72'
(N 87°23'10" W Sparks Dd)
to the NW cor Fr 4
to the SW cor Fr 5

Note: Tie to Fr corner is
calculated from a survey
of record by Kevin Cannon
OH PS of record in OR 290
Pg 513 & OR 247 Pg 266.

Ralph Sparks
Et Al
OR 203 Pg 629

ipf (Cannon survey)
OR 290 Pg 513

Ronald D. Fulton
Et Al
Vol 247 Pg 263
(ref Cannon survey)

James Burson
Vol 1 Pg 429

Kaplan & Gekosky
Vol 111 Pg 326

Auditor's No. D010010014900
total area
35.136 acres (surveyed)

Fruit Farm Road
aka T-199

S 01°23'03"E 1497.70'
bearing ref Robert Roush, OH PS - 7989
Survey for John & Carol Moore
10/17/2009

John & Monica
Moore
Vol 65 Pg 421

scale 1" = 250'

North

Beth M. Croston
Et Al
OR 292 Pg 1974

John & Monica
Moore

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

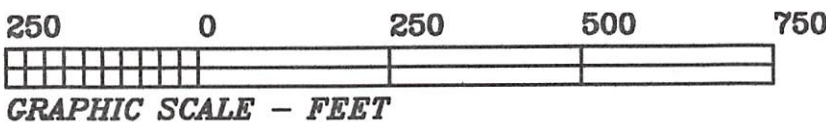
BY: Brandon Williams
DATE: 3/3/15

**Survey for
Ora & Joyce Holbert**

Situate Bern Township, County of Athens, State of Ohio,
Twn 7, Rng 12, Section 10, Fractions 4 & 5

Being that same property as conveyed to Ora R. & Joyce D. Holbert
of record in Official Record Book 441 at Page 1420
said property containing a total area of 35.136 acres
as surveyed (35 acres Vol 219 Pg 175).

Note: This plat of survey made subject to any and all
exceptions, agreements, restrictions, covenants and right
of ways set forth in prior deeds of record.



Matthew B. Harper
Matthew B. Harper, WV PS No. 989
OH PS S-7397
949 Sun Valley Rd, Washington, WV
Ph: (304) 861-0050
Date of Survey: November 2009
Job No: 2009074