

PIONEER ENGINEERING & SURVEYING, LLC

P.O. Box 1027, Beverly, Ohio 45715 Phone (740) 984-4476

**DESCRIPTION OF PROPERTY
JOHN W. MOORE & CAROLE R. MOORE
REVISED TRACT 2**

DESCRIPTION OF PROPERTY

Situated in The State of Ohio, Athens County, Bern Township, Town. 7N, Range 12W, Section No. 10, Fraction No. 4 & 5, Reference Deed, OR 420, Page 1987 and Auditor Parcel No. D01-00100151-00.

Being part of Fraction No. 4 in Section No. 10 and Bounded on the north by John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 1 & Alfred W. Parsons, OR 219, Page 175, on the east by Ethel M. Harshberger, OR 38, Page 826, on the south by John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 3 and on the west by Beth Marie Croston, et al, OR 292, Page 1974 and being more precisely described as follows:

Beginning at a 15" X 3" stone with a 'X' cut in top found at the Northeast Corner of Fraction No. 4 and on the East Line of Section No. 10 in Bern Township, Athens County and on the West Line of Section No. 4 in Wesley Township, Washington County, thence along the North Line of Fraction No. 4 and bearing N 87° 00' 04" W, 849.69 feet to a 5/8" capped iron pin set by R. Roush S-7999, thence leaving the North Line of Fraction No. 4 and bearing S 01° 56' 03" E, 866.16 feet to a 10" X 5" stone with a 'X' cut in top found, said 10" X 5" stone with a 'X' cut in top found being the **true place of beginning**;

Thence along a line common to John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 2 and Ethel M. Harshberger, OR 38, Page 826 and bearing S 01° 56' 03" E, 401.32 feet to a 5/8" capped iron pin set by R. Roush S-7999;

Thence along a line common to John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 2 and John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 3 and bearing N 87° 43' 44" W, 728.22 feet to a 5/8" capped iron pin set by R. Roush S-7999;

Thence along a line common to John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 2 and John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 3 and bearing S 81° 56' 46" W, 610.62 feet to a point on the Centerline of Bern Township Road No. 199 (Fruit Farm Rd.), passing thru a 5/8" capped iron pin set by R. Roush S-7999 at 556.09 feet;

Thence along the centerline and a line common to John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 2 and Alfred W. Parsons, OR 219, Page 175 and bearing N 06° 57' 23" W, 61.23 feet to a point on the centerline;

Thence along the centerline and a line common to John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 2 and Alfred W. Parsons, OR 219, Page 175 and with a curve to the left having a chord bearing of N 13° 18' 42" W, a chord length of 377.53 feet, a delta angle of 12° 42' 36" and a radius of 1705.39 feet to a point on the centerline;

Thence along the centerline and a line common to John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 2 and Alfred W. Parsons, OR 219, Page 175 and bearing N 19° 40' 00" W, 21.22 feet to a point on the centerline;

Thence along the centerline and a line common to John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 2 and Alfred W. Parsons, OR 219, Page 175 and with a curve to the right having a chord bearing of N 18° 11' 57" W, a chord length of 38.09 feet, a delta angle of 02° 56' 05" and a radius of 743.66 feet to a point on the centerline;

Thence leaving the centerline and along a line common to John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 2 and John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 1 and bearing S 86° 56' 16" E, 469.46 feet to a point;

Thence along a line common to John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 2 and John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 1 and bearing N 01° 23' 10" W, 50.15 feet to a point where a 5/8" capped iron pin set by R. Roush S-7999 bears N 86° 56' 16" W, 50.15 feet;

Thence along a line common to John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 2 and John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 1 and bearing S 86° 56' 16" E, 965.88 feet to a 10" X 5" stone with a 'X' cut in top found;

Said 10" X 5" stone with an 'X' cut in top found being the **true place of beginning**.

Containing 13.317 acres more or less.

Basis of bearings of the above surveyed tract: Bearing of the East Line of Fraction No. 5 & Section No. 10 in Bern Township, Athens County & the West Line of Section 4 in Wesley Township, Washington County (Athens / Washington County Line) was assumed as South 00° 00' 00" 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 December 26, 2009, under the direction of Robert H. Roush PE, PS S-7999.

Robert H. Roush
Robert H. Roush
S-7999

September 9, 2015
Date

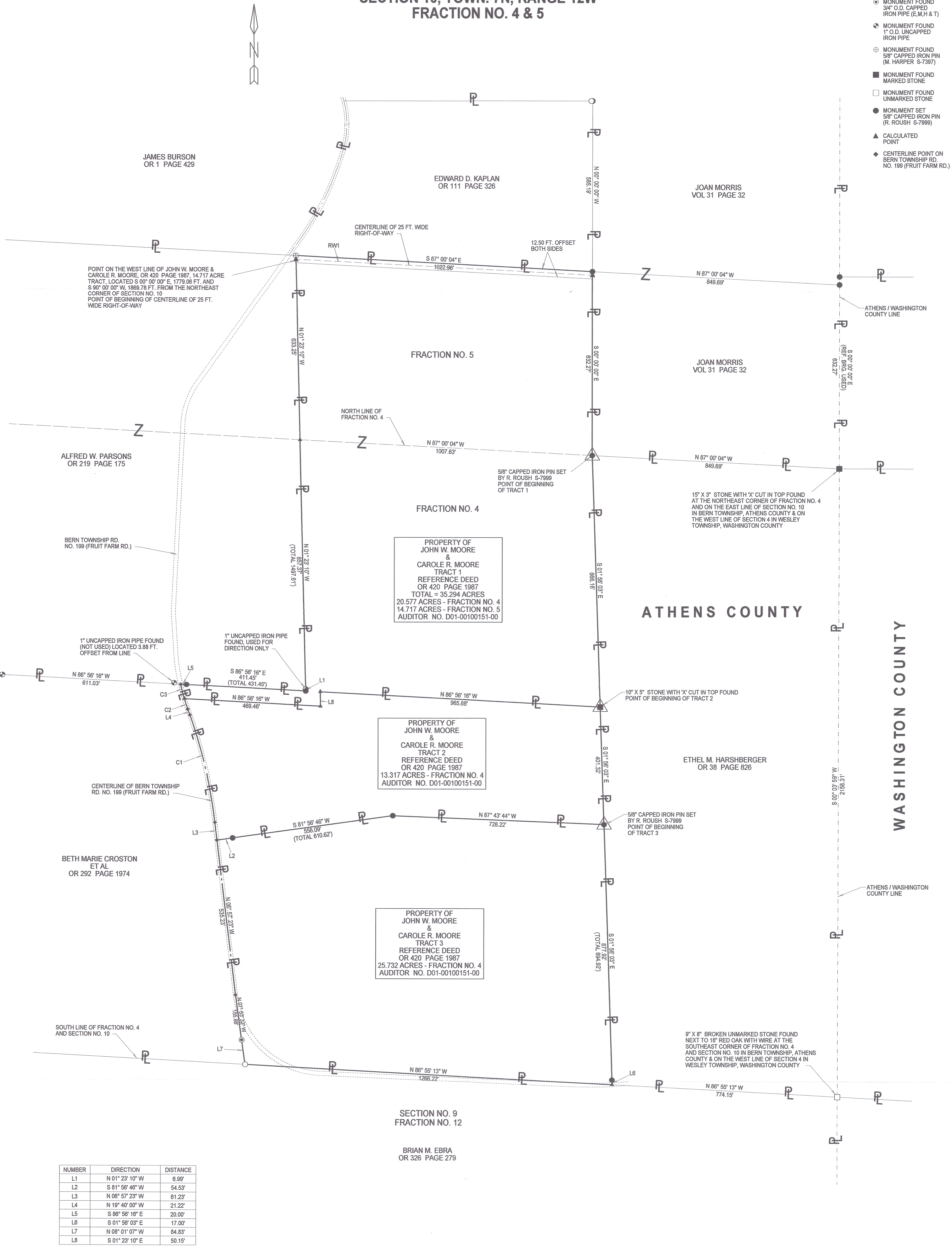


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Branah Williams
DATE: 9/17/15

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

ATHENS COUNTY, OHIO BERN TOWNSHIP SECTION 10, TOWN. 7N, RANGE 12W FRACTION NO. 4 & 5

- LEGEND**
- MONUMENT FOUND 3/4" O.D. UNCAPPED IRON PIPE
 - ⊙ MONUMENT FOUND 3/4" O.D. CAPPED IRON PIPE (E.M.H & T)
 - ⊕ MONUMENT FOUND 1" O.D. UNCAPPED IRON PIPE
 - ⊕ MONUMENT FOUND 5/8" CAPPED IRON PIN (M. HARPER S-7397)
 - MONUMENT FOUND MARKED STONE
 - MONUMENT FOUND UNMARKED STONE
 - MONUMENT SET 5/8" CAPPED IRON PIN (R. ROUSH S-7999)
 - ▲ CALCULATED POINT
 - ◆ CENTERLINE POINT ON BERN TOWNSHIP RD. NO. 199 (FRUIT FARM RD.)



PROPERTY OF JOHN W. MOORE & CAROLE R. MOORE TRACT 1
REFERENCE DEED OR 420 PAGE 1987
TOTAL = 35.294 ACRES
20.577 ACRES - FRACTION NO. 4
14.717 ACRES - FRACTION NO. 5
AUDITOR NO. D01-00100151-00

PROPERTY OF JOHN W. MOORE & CAROLE R. MOORE TRACT 2
REFERENCE DEED OR 420 PAGE 1987
13.317 ACRES - FRACTION NO. 4
AUDITOR NO. D01-00100151-00

PROPERTY OF JOHN W. MOORE & CAROLE R. MOORE TRACT 3
REFERENCE DEED OR 420 PAGE 1987
25.732 ACRES - FRACTION NO. 4
AUDITOR NO. D01-00100151-00

NUMBER	DIRECTION	DISTANCE
L1	N 01° 23' 10" W	6.99'
L2	S 81° 56' 46" W	54.53'
L3	N 06° 57' 23" W	61.23'
L4	N 19° 40' 00" W	21.22'
L5	S 86° 56' 16" E	20.00'
L6	S 01° 56' 03" E	17.00'
L7	N 08° 01' 07" W	84.83'
L8	S 01° 23' 10" E	50.15'

C1 - CURVE DATA - LEFT
R = 1705.39'
Δ = 12° 42' 36"
CHD LEN = 377.53'
CHD BRG = N 13° 18' 42" W

C2 - CURVE DATA - RIGHT
R = 743.86'
Δ = 02° 56' 05"
CHD LEN = 38.09'
CHD BRG = N 18° 11' 57" W

C3 - CURVE DATA - RIGHT
R = 743.86'
Δ = 04° 02' 46"
CHD LEN = 52.51'
CHD BRG = N 14° 42' 32" W

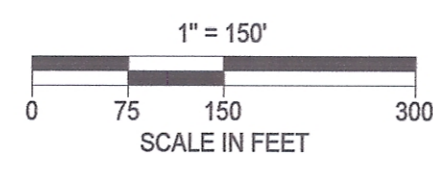
CENTERLINE OF 25.00 FT. WIDE RIGHT-OF-WAY

NUMBER	DIRECTION	DISTANCE
RW1	S 87° 00' 04" E	1022.96'



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Robert H. Roush*
DATE: 9/17/15

Robert H. Roush
ROBERT H. ROUSH
OHIO REG. NO. S-7999
DATE: 9-9-2015



JOHN W. MOORE & CAROLE R. MOORE
PIONEER ENGINEERING AND SURVEYING, L.L.C.
P.O. BOX 1027 BEVERLY, OHIO 46716
PHONE: 740-984-4476
DATE: 12/26/2009