

PIONEER ENGINEERING & SURVEYING, LLC

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

DESCRIPTION OF PROPERTY JOHN W. MOORE & CAROLE R. MOORE TRACT 3

DESCRIPTION OF PROPERTY

Situated in The State of Ohio, Athens County, Bern Township, Town. 7N, Range 12W, Section No. 10, Fraction No. 4, 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 2, on the east by Ethel M. Harshberger, OR 38, Page 826, on the south by Brian M Ebra, OR 326, Page 279 (Fraction No. 12, Section No. 9) 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, 1267.48 feet to a 5/8" capped iron pin set by R. Roush S-7999, passing thru a 10" X 5" stone with 'X' cut in top found at 866.16 feet, said 5/8" capped iron pin set by R. Roush S-7999 being the **true place of beginning**;

Thence along a line common to John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 3 and Ethel M. Harshberger, OR 38, Page 826 and bearing S 01° 56' 03" E, 894.92 feet to a point on but not on the Centerline of Bern Township Road No. 199 (Fruit Farm Rd.) and the South Line of Fraction No 4 and Section No. 10, passing thru a 5/8" capped iron pin set by R. Roush S-7999 at 877.92 feet;

Thence along the South Line of Fraction No 4 and Section No. 10 and a line common to John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 3 and Brian M Ebra, OR 326, Page 279 and bearing N 86° 55' 13" W, 1266.22 feet to a 3/4" O.D. uncapped iron pipe found;

Thence leaving the South Line of Fraction No 4 and Section No. 10 and a line common to John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 3 and Beth Marie Croston, et al, OR 292, Page 1974 and bearing N 08° 01' 07" W, 84.83 feet to a 3/4" O.D. capped iron pipe found (E,M,H & T);

Thence along the a line common to John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 3 and Beth Marie Croston, et al, OR 292, Page 1974 and bearing N 07° 53' 32" W, 155.88 feet to a point on the Centerline of Bern Township Road No. 199 (Fruit Farm Rd.);

Thence along the Centerline of Bern Township Road No. 199 (Fruit Farm Rd.) and a line common to John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 3 and Beth Marie Croston, et al, OR 292, Page 1974 and bearing N 06° 57' 23" W, 535.23 feet to a point on the Centerline of Bern Township Road No. 199 (Fruit Farm Rd.);

Thence leaving the Centerline of Bern Township Road No. 199 (Fruit Farm Rd.) and along a line common to John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 3 and John W. Moore & Carole R. Moore, OR 420, Page 1987, Tract 2 and bearing N 81° 56' 46" E, 610.62 feet to a 5/8" capped iron pin set by R. Roush S-7999, passing thru a 5/8" capped iron pin set by R. Roush S-7999 at 54.53 feet;

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

Said 5/8" capped iron pin set by R. Roush S-7999 being the **true place of beginning**.

Containing 25.732 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

January 6, 2010

Date



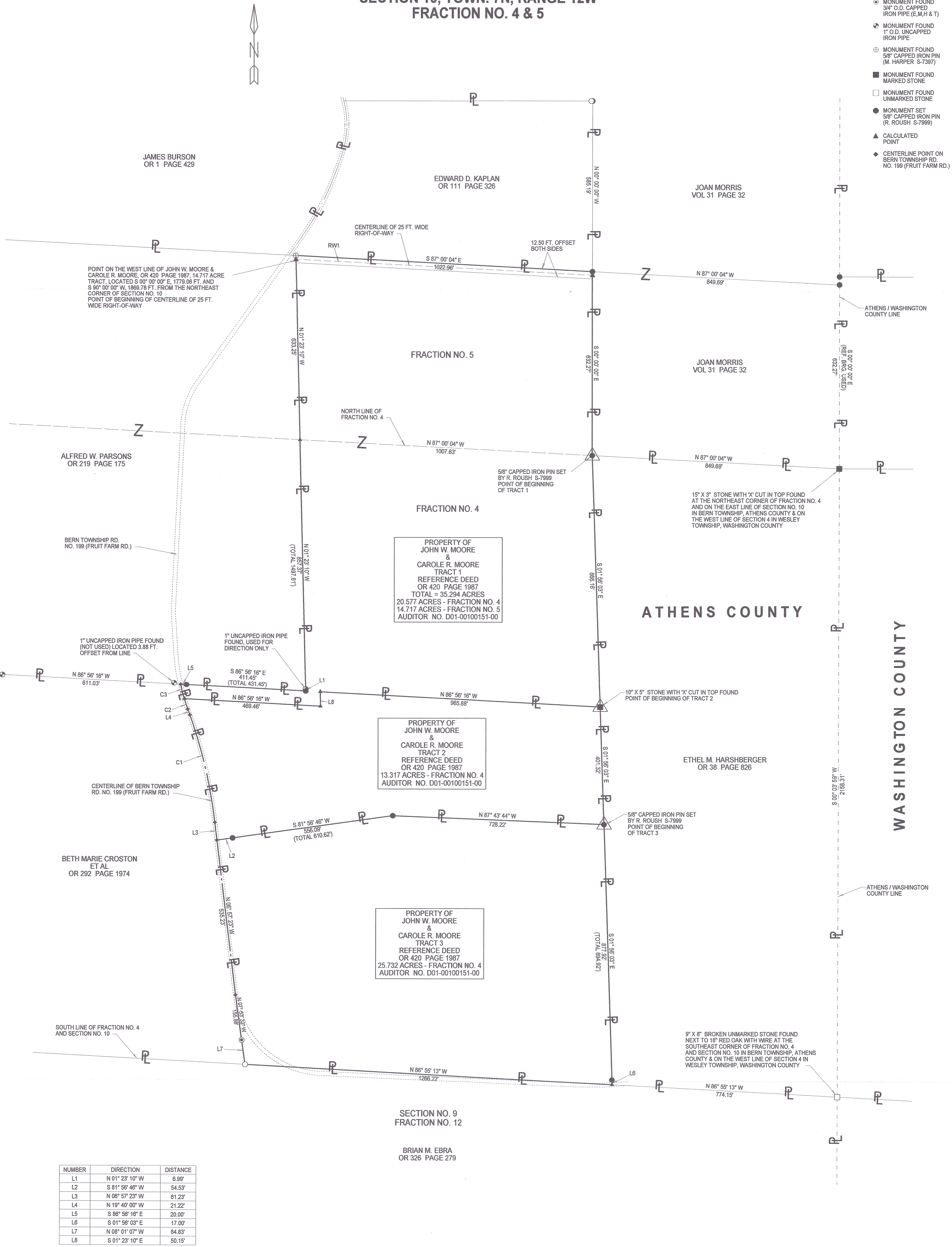
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Frank 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

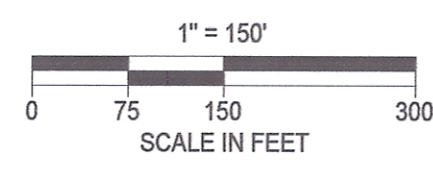
CENTERLINE OF 25.00 FT. WIDE RIGHT-OF-WAY

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