

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