

VERNON

VERNON SURVEYING CO. PROFESSIONAL SURVEYORS

June 21, 2004

04-5134

3.0286 Acres

Situated in the State of Ohio, Athens County, Bern Township, Section 12, Town 7 North, Range 12 West, more particularly described as follows:

Commencing for reference at a iron pin found in the Southeast corner of Section 12, Town 7 North, Range 12 West; thence N 00-01-33 E a distance of 1332.64 feet to an iron pin found; thence S 89-43-26 W a distance of 2371.07 feet to an iron pin found, said pin being True Place of Beginning for the parcel herein to be described; thence N 89-43-26 E a distance of 491.37 feet to a point in the centerline of Township Road 207, also known as Murphy Road, passing a pin set at 462.25 feet; thence with the centerline of said Township Road 207 for the next six calls:

- S 30-07-00 W a distance of 34.59 feet to a point;
- thence S 33-23-25 W a distance of 58.93 feet to a point;
- thence S 36-30-00 W a distance of 88.68 feet to a point;
- thence S 37-21-37 W a distance of 73.90 feet to a point;
- thence S 40-57-57 W a distance of 170.61 feet to a point;
- thence S 37-16-21 W a distance of 41.25 feet to a point;

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blause
DATE: 6-22-04

thence leaving said centerline of Township Road 207 S 89-43-26 W a distance of 207.15 feet to a pin set, passing a pin set at 23.27 feet; thence N 00-00-00 E a distance of 369.43 feet to the True Place of Beginning, containing 3.0286 acres, more or less, but subject to all legal highways, easements, and restrictions of record.

North is based on an assumed meridian. All bearings shown are used to denote horizontal angles only. All iron pins set are 5/8-inch diameter by 34-inch length rebar with a plastic cap stamped "Vernon OH6282-WV550".

This legal description prepared by Robert G. Vernon, Professional Surveyor No. 6282, based on field surveys in June 2004.

Robert G. Vernon
Professional Surveyor 6282

6/21/04
Date



MPA#12

Prepared For
Wallace B. Bedford
Jason Richards
State of Ohio
Athens County
Bern Township
Part of Section 12
Town 7 North, Range 12 West

3.0286 Acre Parcel

NUMBER	DIRECTION	DISTANCE
L43	N 89°43'26" E	491.37'
L44	S 30°07'00" W	34.59'
L45	S 33°23'25" W	58.93'
L46	S 36°30'00" W	88.68'
L47	S 37°21'37" W	73.90'
L48	S 40°57'57" W	170.61'
L71	S 37°16'21" W	41.25'
L72	S 89°43'26" W	207.15'
L73	N 00°00'00" E	369.43'

Parcel C

NUMBER	DIRECTION	DISTANCE
L20	S 00°01'33" W	400.00'
L21	N 90°00'00" W	1040.00'
L22	S 58°07'12" W	887.25'
L23	N 37°27'23" W	117.59'
L24	N 42°02'56" W	67.10'
L25	N 53°10'48" W	44.86'
L26	N 69°39'57" W	51.15'
L27	N 79°10'51" W	81.55'
L28	N 78°26'24" W	51.06'
L29	N 70°32'08" W	48.14'
L30	N 51°58'05" W	47.99'
L31	N 32°20'13" W	50.86'
L32	N 02°49'40" W	45.61'
L33	N 18°45'53" E	59.55'
L34	N 27°33'10" E	22.71'
L35	N 31°46'37" E	50.67'
L36	N 37°16'21" E	68.43'
L37	N 40°57'57" E	170.61'
L38	N 37°21'37" E	73.90'
L39	N 36°30'00" E	88.68'
L40	N 33°23'25" E	58.93'
L41	N 30°07'00" E	34.59'
L42	N 89°43'26" E	1879.70'

LEGEND

- Capped Iron Pin Set "Vernon 6282"
- Pin Found
- ▲ Nail Set on Property Line
- ⊕ Gas Well
- ⊖ Cable Markers
- Centerline
- Property Line
- ⊖ Power Pole
- Overhead Electric
- POB Point of Beginning - Parcel Description
- Landhook - Ownership both sides
- ⊖ Phone Box

Parcel D

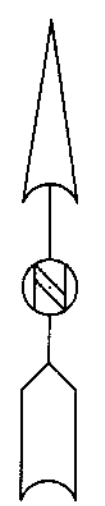
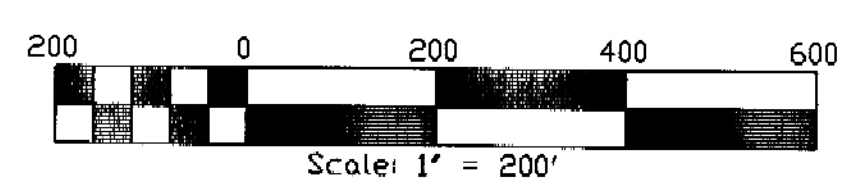
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L44	S 30°07'00" W	34.59'
L45	S 33°23'25" W	58.93'
L46	S 36°30'00" W	88.68'
L47	S 37°21'37" W	73.90'
L48	S 40°57'57" W	170.61'
L49	S 37°16'21" W	68.43'
L50	S 31°46'37" W	50.67'
L51	S 27°33'10" W	22.71'
L52	S 18°45'53" W	59.55'
L53	S 02°49'40" E	45.61'
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L56	S 70°32'08" E	48.14'
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L58	S 79°10'51" E	81.55'
L59	S 69°39'57" E	51.16'
L60	S 53°10'48" E	44.86'
L61	S 42°02'56" E	67.10'
L62	S 37°27'23" E	117.59'
L63	S 36°44'03" E	82.00'
L64	S 34°24'40" E	48.01'
L65	S 30°23'30" E	90.54'
L66	S 27°47'15" E	112.72'
L67	S 28°43'55" E	107.45'
L68	S 31°02'19" E	108.89'
L69	S 89°45'00" W	859.78'
L70	N 00°00'00" E	1331.58'

Parcel A

NUMBER	DIRECTION	DISTANCE
L1	S 89°44'57" W	1510.68'
L2	N 31°02'19" W	108.89'
L3	N 28°43'55" W	107.45'
L4	N 35°46'41" E	126.56'
L5	N 54°16'10" E	55.01'
L6	N 66°30'45" E	344.28'
L7	N 90°00'00" E	1184.26'
L8	S 00°01'33" W	452.93'

Parcel B

NUMBER	DIRECTION	DISTANCE
L9	S 00°01'33" W	479.72'
L10	N 90°00'00" W	1184.26'
L11	S 66°30'45" W	344.28'
L12	S 54°16'10" W	55.01'
L13	S 35°46'41" W	126.56'
L14	N 27°47'15" W	112.72'
L15	N 30°23'30" W	90.54'
L16	N 34°24'40" W	48.01'
L17	N 36°44'03" W	82.00'
L18	N 58°07'12" E	887.25'
L19	N 90°00'00" E	1040.00'



North based on an assumed meridian and bearings shown are used to denote horizontal angles only.

DRAWN BY: LKM DATE: April 1, 1999 DWG. NO.:	APPROVED BY: RGV PROJ. NO. 99-4403 DWG. File - C:\Projects\99-4403\99-4403.dwg	REV: 6/21/2004 - Added 3.0286 acre parcel. Robert G. Vernon PS 018282 WV550	 Date:	POST OFFICE BOX 741 MARIETTA, OH 45750 TELEPHONE (740) 373-8387 FAX (740) 373-8266	SHT. NO.
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