

PIONEER ENGINEERING & SURVEYING, LLC

P.O. Box 172, Beverly, Ohio 45715 Office: 740-984-4476 Cel: 740-350-4003

DESCRIPTION OF REMAINING PROPERTY OF SANDRA L. MICKEYY

DESCRIPTION OF PROPERTY

Situated in The State of Ohio, Athens County, Bern Township, Town. 7N, Range 12W, Fraction No. 18, Reference Deed, Vol. 437, Page 1304 and Auditor Parcel No. D01-00100057-00.

Being part of Southwestern portion of Fraction No. 18 and Bounded on the north by Bern Township Road No. 201, Tick Ridge Rd. (Michael J. Hovanic, OR 277, Page 1320), on the east by Property to be conveyed to Brian P. Mickey, on the south by Goldie Mae Ryan, OR 353, Page 292 (Fraction no. 30) and on the west by Grant A. Gilcher, et al, OR 239, Page 677 and being more precisely described as follows:

Beginning at a Stone called for at the Southwest Corner of Fraction No. 18, thence along the South Line of Fraction No. 18 (North Line of Fraction No. 30) and bearing S 88° 52' 04" E, 789.00 feet to a 5/8" capped iron pin found set by K. Cannon S-7224; said 5/8" capped iron pin found set by 5/8" capped iron pin found set by K. Cannon S-7224 on the South Line of Fraction No. 18 (North Line of Fraction No. 30) being the true place of beginning;

Thence leaving the South Line of Fraction No. 18 (North Line of Fraction No. 30) and along the line common to Grant A. Gilcher, et al, OR 239, Page 677 and bearing N 00° 36' 07" W, 1141.32 feet to a point on the Centerline of Bern Township Road No. 201 (Tick Ridge Rd.), passing thru a 5/8" capped iron pin found set by K. Cannon S-7224 at 1113.23 feet;

Thence along the Centerline of Bern Township Road No. 201 (Tick Ridge Rd.) and lines common to Michael J. Hovanic, OR 277, Page 1320 with the following 5 courses:

- Bearing S 88° 59' 21" E, 38.54 feet to a point; Thence N 87° 34' 25" E, 96.46 feet to a point; Thence N 86° 24' 43" E, 89.15 feet to a point; Thence N 84° 29' 04" E, 90.79 feet to a point; Thence N 84° 48' 06" E, 12.74 feet to a point on the Centerline;

Thence leaving the Centerline of Bern Township Road No. 201 (Tick Ridge Rd.) and along a line common to Property to be conveyed to Brian P. Mickey and bearing S 01° 04' 39" E, 410.00 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 25.00 feet;

Thence along a line common to Property to be conveyed to Brian Mickey and bearing S 15° 21' 11" E, 814.53 feet to a 5/8" capped iron pin set by R. Roush S-7999 on the South Line of Fraction No. 18 (North Line of Fraction No. 30);

Thence along the South Line of Fraction No. 18 (North Line of Fraction No. 30) and a line common to Goldie Mae Ryan, OR 353, Page 292 and bearing N 86° 15' 06" W, 539.48 feet to a 5/8" capped iron pin found set by K. Cannon S-7224;

Said 5/8" capped iron pin found set by K. Cannon S-7224 on the South Line of Fraction No. 18 (North Line of Fraction No. 30) being the true place of beginning.

Containing 10.614 acres more or less.

Basis of bearings of the above surveyed tract: Bearing of the South Line of Fraction No. 18 (North Line of Fraction No. 30) of above surveyed property was assumed as North 86° 15' 06" West.

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 June 3, 2015, under the direction of Robert H. Roush PE, PS S-7999.

Robert H. Roush

Robert H. Roush S-7999

June 6, 2015

Date



Description Checked for Mathematical Accuracy Athens County ENGINEER'S OFFICE

BY: [Signature] DATE: 6/30/15

**PIONEER ENGINEERING & SURVEYING, LLC**

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**BOUNDARY INVERSE REPORT  
REMAINDER OF PROPERTY  
SANDRA L. MICKEY**

INVERSE OF PROPERTY

22			N:3815.5876'	E:4548.4671'
	N 00° 36' 07" W	1113.23'		
16			N:4928.7555'	E:4536.7701'
	N 00° 36' 07" W	28.09'		
101			N:4956.8469'	E:4536.4749'
	S 88° 59' 21" E	38.54'		
12			N:4956.1670'	E:4575.0074'
	N 87° 34' 25" E	96.46'		
11			N:4960.2506'	E:4671.3819'
	N 86° 24' 43" E	89.15'		
10			N:4965.8302'	E:4760.3600'
	N 84° 29' 04" E	90.79'		
9			N:4974.5565'	E:4850.7311'
	N 84° 48' 06" E	12.74'		
104			N:4975.7108'	E:4863.4190'
	S 01° 04' 39" E	25.00'		
108			N:4950.7152'	E:4863.8890'
	S 01° 04' 39" E	385.00'		
105			N:4565.7833'	E:4871.1282'
	S 15° 21' 11" E	814.53'		
107			N:3780.3188'	E:5086.7891'
	N 86° 15' 06" W	539.48'		
22			N:3815.5876'	E:4548.4671'

Perimeter: 3233.02'    Area: 10.614 acres    462339.676 sq ft    Precision: Perfect

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

# ATHENS COUNTY, OHIO BERN TOWNSHIP FRACTION NO. 18, TOWN. 7N, RANGE 12W

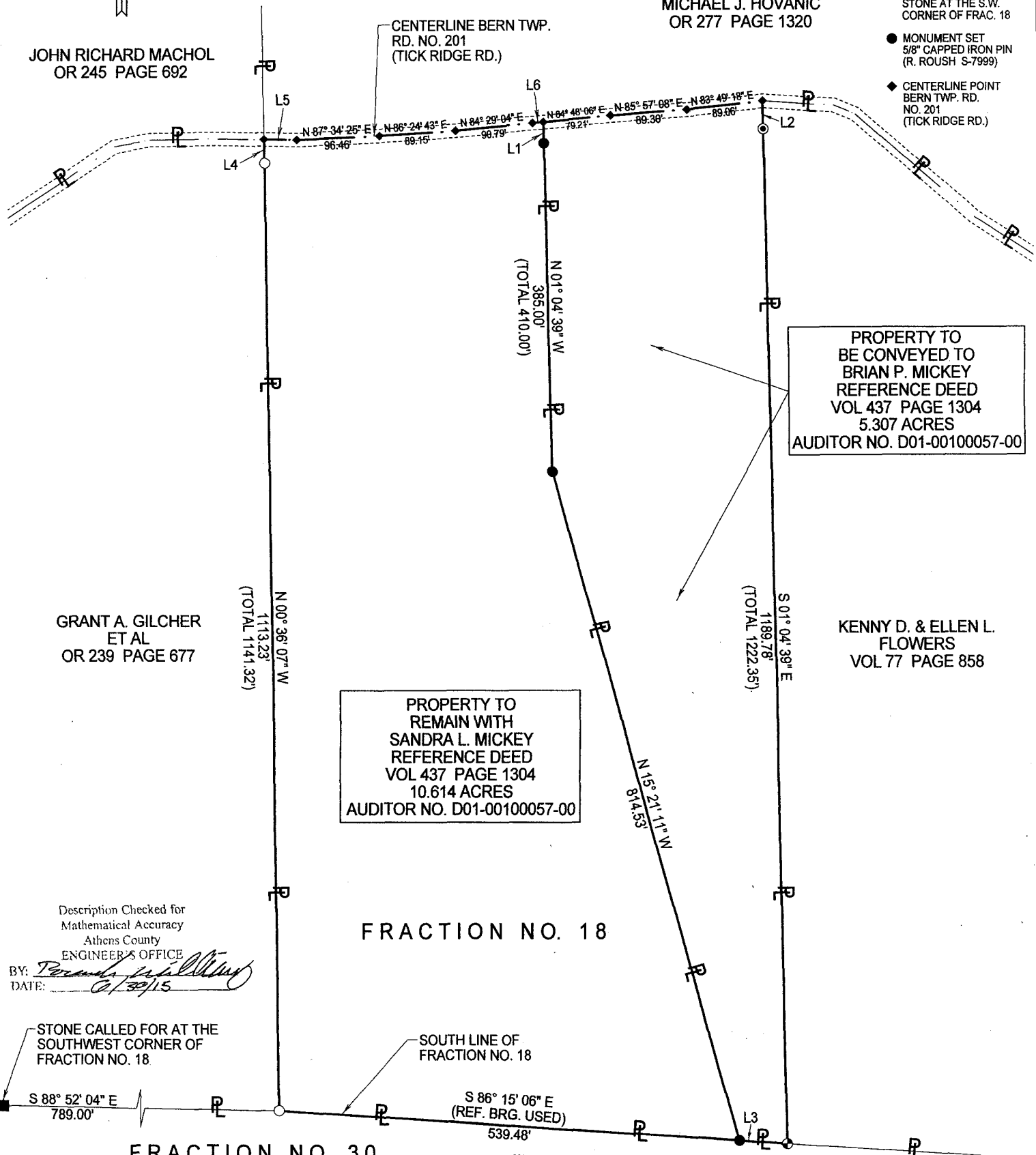
### LEGEND

- MONUMENT FOUND  
5/8" CAPPED IRON PIN  
(K. CANNON S-7224)
- ⊙ MONUMENT FOUND  
1/2" UNCAPPED IRON PIN  
(R. JANES S-6029)
- ⊕ MONUMENT FOUND  
2" O. D. UNCAPPED  
IRON PIPE
- MONUMENT CALLED FOR  
STONE AT THE S.W.  
CORNER OF FRAC. 18
- MONUMENT SET  
5/8" CAPPED IRON PIN  
(R. ROUSH S-7999)
- ◆ CENTERLINE POINT  
BERN TWP. RD.  
NO. 201  
(TICK RIDGE RD.)

MICHAEL J. HOVANIC  
OR 277 PAGE 1320

JOHN RICHARD MACHOL  
OR 245 PAGE 692

CENTERLINE BERN TWP.  
RD. NO. 201  
(TICK RIDGE RD.)



PROPERTY TO  
BE CONVEYED TO  
BRIAN P. MICKEY  
REFERENCE DEED  
VOL 437 PAGE 1304  
5.307 ACRES  
AUDITOR NO. D01-00100057-00

PROPERTY TO  
REMAIN WITH  
SANDRA L. MICKEY  
REFERENCE DEED  
VOL 437 PAGE 1304  
10.614 ACRES  
AUDITOR NO. D01-00100057-00

GRANT A. GILCHER  
ET AL  
OR 239 PAGE 677

KENNY D. & ELLEN L.  
FLOWERS  
VOL 77 PAGE 858

FRACTION NO. 18

FRACTION NO. 30

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Robert H. Roush*  
DATE: 6/30/15

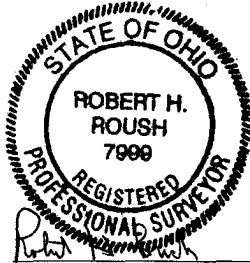
STONE CALLED FOR AT THE  
SOUTHWEST CORNER OF  
FRACTION NO. 18

SOUTH LINE OF  
FRACTION NO. 18

S 88° 52' 04" E  
789.00'

S 86° 15' 06" E  
(REF. BRG. USED)  
539.48'

NUMBER	DIRECTION	DISTANCE
L1	N 01° 04' 39" W	25.00'
L2	S 01° 04' 39" E	32.57'
L3	N 86° 15' 06" W	56.24'
L4	N 00° 36' 07" W	28.09'
L5	S 88° 59' 21" E	38.54'
L6	N 84° 48' 06" E	12.74'



ROBERT H. ROUSH  
OHIO REG. NO. S-7999

DATE 6-6-2015

GOLDIE MAE RYAN  
OR 353 PAGE 292

**BRIAN P. MICKEY**

PIONEER ENGINEERING AND SURVEYING, L.L.C.  
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OFFICE: 740-984-4476 CEL: 740-350-4003

DATE: **6/3/2015**

1" = 120'

