

PIONEER ENGINEERING & SURVEYING, LLC

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

DESCRIPTION OF PROPERTY
BRIAN P. MICKEY

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 Kenny D. & Ellen L. Flowers, Vol. 77, Page 858, on the south by Goldie Mae Ryan, OR 353, Page 292 (Fraction no. 30) and on the west by Sandra L. Mickey, Vol. 437, Page 1304 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, thence continuing along the South Line of Fraction No. 18 (North Line of Fraction No. 30) and bearing S 86° 15' 06" E, 539.48 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 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 Sandra L. Mickey, Vol. 437, Page 1304 and bearing N 15° 21' 11" W, 814.53 feet to a 5/8" capped iron pin set by R. Roush S-7999;

Thence along the line common to Sandra L. Mickey, Vol. 437, Page 1304 and bearing N 01° 04' 39" W 410.00 feet to a point on the Centerline of Bern Township Road No. 201 (Tick Ridge Rd.), passing thru a 5/8" capped iron pin set by R. Roush S-7999 at 385.00 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 3 courses:

- Bearing N 84° 48' 06" E, 79.21 feet to a point;
- Thence N 85° 57' 08" E, 89.30 feet to a point;
- Thence N 83° 49' 18" E, 89.06 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 Kenny D. & Ellen L. Flowers, Vol. 77, Page 858 and bearing S 01° 04' 39" E, 1222.35 feet to a 2" Outside Diameter uncapped iron pipe found on the South Line of Fraction No. 18 (North Line of Fraction No. 30), passing thru a 1/2" uncapped iron pin found set by R. Janes S-6029 at 32.57 feet;

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, 56.24 feet to a 5/8" capped iron pin set by R. Roush S-7999;

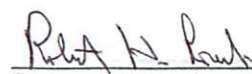
Said 5/8" capped iron pin set by R. Roush S-7999 on the South Line of Fraction No. 18 (North Line of Fraction No. 30) being the **true place of beginning**.

Containing 5.307 acres more or less.

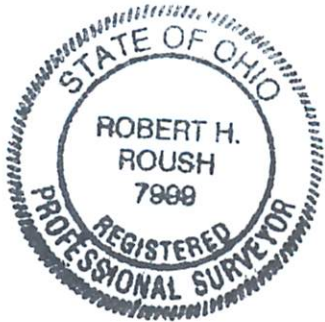
Basis of bearings of the above surveyed tract: Bearing of the South Line of Fraction No. 18 (North Line of Fraction No. 30) of above surveyed property was assumed as North 86° 15' 06" West.


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
S-7999

June 6, 2015
Date



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 6/30/15

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

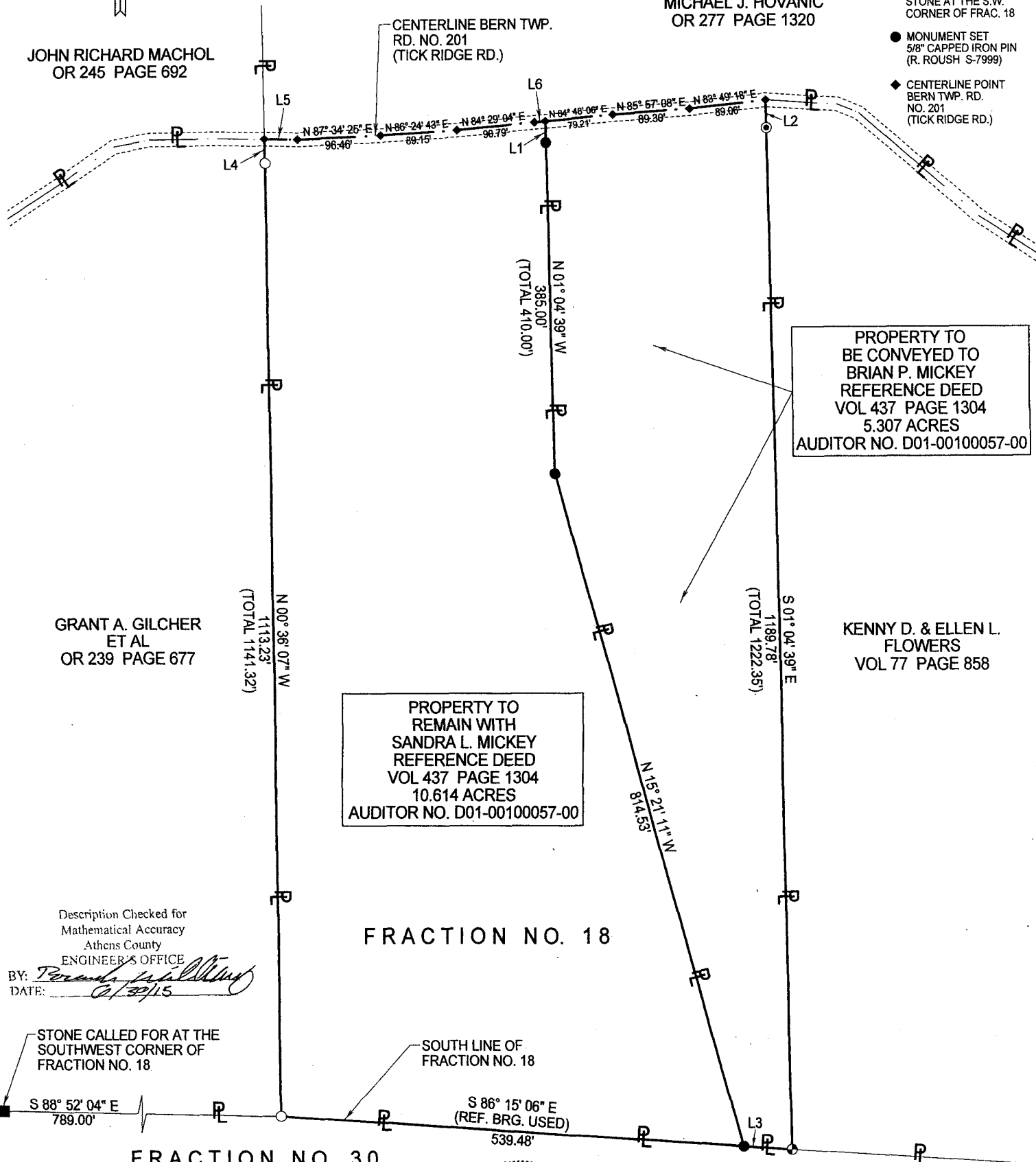
LEGEND

- 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

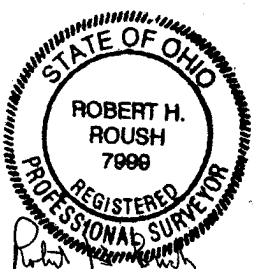
FRACTION NO. 30

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

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.
P.O. BOX 172 BEVERLY, OHIO 45715
OFFICE: 740-984-4476 CEL: 740-350-4003

DATE: 6/3/2015

