

PIONEER ENGINEERING & SURVEYING, LLC

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

**DESCRIPTION OF PROPERTY
RACHEL N. PATRICK**

DESCRIPTION OF PROPERTY

Situated in The State of Ohio, Athens County, Bern Township, Town. 7N, Range 12W, Section No. 32, Reference Deed, OR 432, Page 838 and Auditor Parcel No. D01-00100335-00.

Being part of Section No. 32 and Bounded on the north, east, & south by Lynnette V. Richards, OR 432, Page 838 and on the west by Clarence Richard Brown & Janet Ann Brown, Vol. 318, Page 703 and being more precisely described as follows:

Beginning at a point on the Centerline of Bern Township Road No. 628 (Beasley Rd.), Located S 49° 06' 12" W, 3513.98 feet from a 12" X 10" stone with a '+' cut in top found at the Northeast Corner of Section No. 32, said point on the Centerline of Bern Township Road No. 628 (Beasley Rd.) being the **true place of beginning**;

Thence leaving the Centerline of Bern Township Road No. 628 (Beasley Rd.) and along the line common to Lynnette V. Richards, OR 432, Page 838 and bearing S 35° 11' 25" E, 455.65 feet to a point in the Center of a small stream, passing thru 5/8" capped iron pins set by R. Roush S-7999 at 10.27 feet and 433.70 feet;

Thence along the Center of the small stream and along lines common to Lynnette V. Richards, OR 432, Page 838 with the following 10 courses:

Bearing S 04° 45' 27" E, 107.74 feet to a point;
Thence S 10° 43' 28" W, 41.15 feet to a point;
Thence S 48° 38' 28" E, 63.83 feet to a point;
Thence S 28° 27' 28" E, 46.48 feet to a point;
Thence S 14° 40' 44" W, 50.86 feet to a point;
Thence S 27° 05' 17" W, 45.58 feet to a point;
Thence S 18° 40' 01" E, 43.53 feet to a point;
Thence S 33° 38' 45" W, 108.64 feet to a point;
Thence S 78° 26' 45" W, 22.17 feet to a point;
Thence S 15° 24' 46" W, 29.02 feet to a point in the Center of the small stream;

Thence leaving the Center of the small stream and along the line common to Lynnette V. Richards, OR 432, Page 838 and bearing N 86° 26' 10" W, 363.88 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 10.58 feet;

Thence along the line common to Clarence Richard & Janet Ann Brown, Vol. 318, Page 703 and bearing N 20° 26' 25" W, 526.84 feet to a point on the Centerline of Bern Township Road No. 628 (Beasley Rd.), passing thru a 5/8" capped iron pin set by R. Roush S-7999 at 504.60 feet;

Thence along the Centerline of Bern Township Road No. 628 (Beasley Rd.) and lines common to Lynnette V. Richards, OR 432, Page 838 with the following 7 courses:

Bearing N 58° 20' 41" E, 35.01 feet to a point;
Thence N 63° 45' 59" E, 88.47 feet to a point;
Thence N 54° 55' 16" E, 87.52 feet to a point;
Thence N 45° 33' 19" E, 85.16 feet to a point;
Thence N 33° 00' 40" E, 85.00 feet to a point;
Thence N 17° 42' 52" E, 86.58 feet to a point;
Thence N 23° 03' 59" E, 21.34 feet to a point on the Centerline of Bern Township Road No. 628 (Beasley Rd.), Located S 49° 06' 12" W, 3513.98 feet from a 12" X 10" stone with a '+' cut in top found at the Northeast Corner of Section No. 32

Said a point on the Centerline of Bern Township Road No. 628 (Beasley Rd.), Located S 49° 06' 12" W, 3513.98 feet from a 12" X 10" stone with a '+' cut in top found at the Northeast Corner of Section No. 32 being the **true place of beginning**.

Containing 7.765 acres more or less.

Legal Description Pre-Approval

APPROVED

All transfers are subject to
Athens County Conveyance Standards

JUN 05 2015

Jill Thompson
Athens County Auditor

Basis of bearings of the above surveyed tract: Bearing of the West Line of above surveyed property was assumed as North 20° 26' 25" 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 May 28, 2015, under the direction of Robert H. Roush PE, PS S-7999.

Robert H. Roush
Robert H. Roush
S-7999

June 1, 2015
Date



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Parantonis Williams
DATE: 6/3/15

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

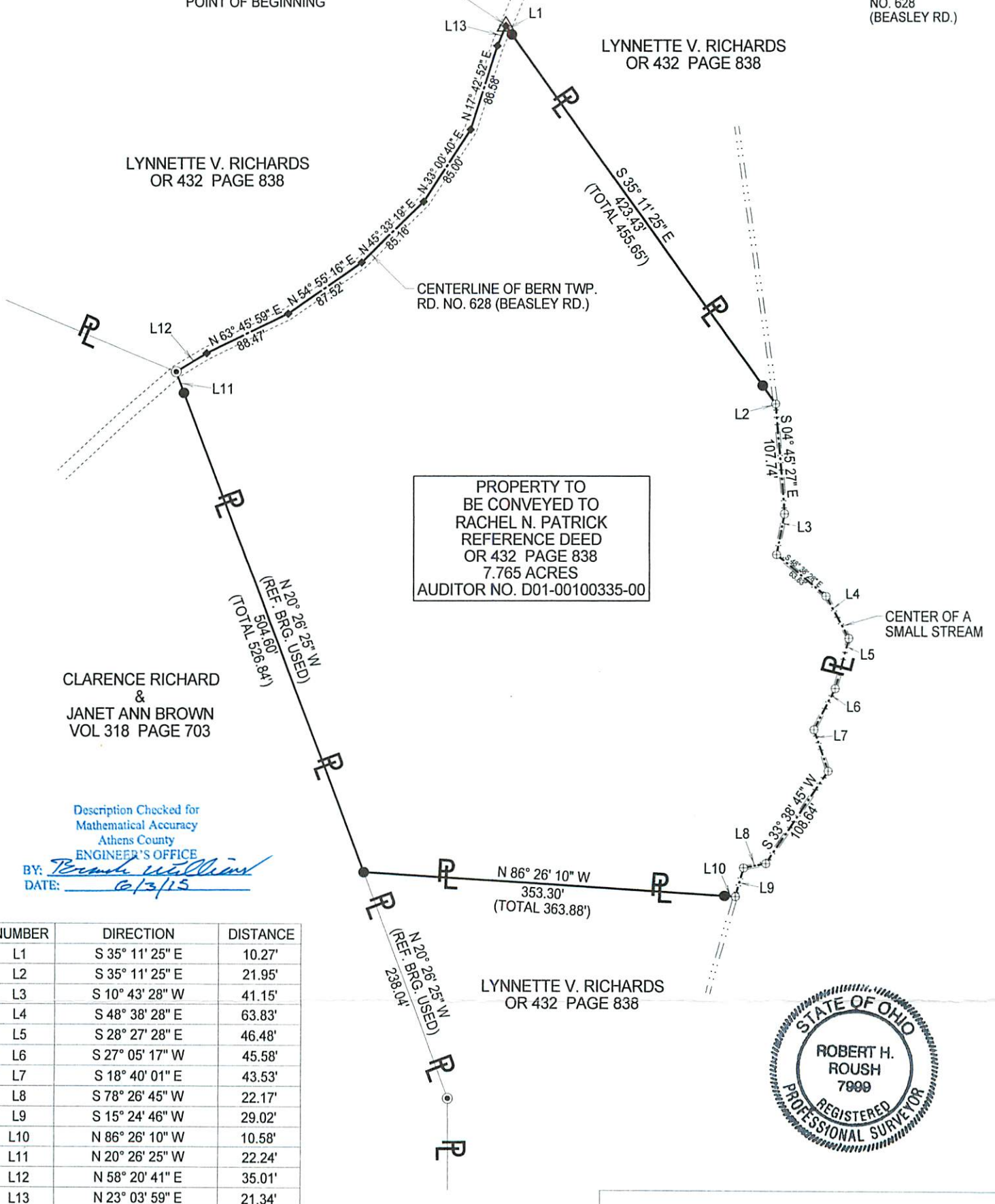
ATHENS COUNTY, OHIO BERN TOWNSHIP SECTION 32, TOWN. 7N, RANGE 12W

LEGEND

- ⊙ MONUMENT FOUND
5/8" CAPPED IRON PIN
(R. ROUSH S-7999)
- MONUMENT SET
5/8" CAPPED IRON PIN
(R. ROUSH S-7999)
- ⊕ CENTER POINT
STREAM
- ◆ CENTERLINE POINT
BERN TWP. RD.
NO. 628
(BEASLEY RD.)



POINT ON THE CENTERLINE OF BERN TWP. RD. NO. 628 (BEASLEY RD.), LOCATED S 49° 06' 12" W, 3513.98 FT. FROM A 12" X 10" STONE WITH '+' CUT IN TOP FOUND AT THE NORTHEAST CORNER OF SECTION NO. 32 POINT OF BEGINNING



LYNNETTE V. RICHARDS
OR 432 PAGE 838

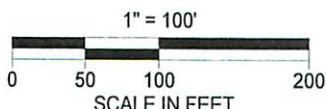
LYNNETTE V. RICHARDS
OR 432 PAGE 838

PROPERTY TO
BE CONVEYED TO
RACHEL N. PATRICK
REFERENCE DEED
OR 432 PAGE 838
7.765 ACRES
AUDITOR NO. D01-00100335-00

CLARENCE RICHARD
&
JANET ANN BROWN
VOL 318 PAGE 703

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Robert H. Roush*
DATE: 6/3/15

NUMBER	DIRECTION	DISTANCE
L1	S 35° 11' 25" E	10.27'
L2	S 35° 11' 25" E	21.95'
L3	S 10° 43' 28" W	41.15'
L4	S 48° 38' 28" E	63.83'
L5	S 28° 27' 28" E	46.48'
L6	S 27° 05' 17" W	45.58'
L7	S 18° 40' 01" E	43.53'
L8	S 78° 26' 45" W	22.17'
L9	S 15° 24' 46" W	29.02'
L10	N 86° 26' 10" W	10.58'
L11	N 20° 26' 25" W	22.24'
L12	N 58° 20' 41" E	35.01'
L13	N 23° 03' 59" E	21.34'



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

RACHEL N. PATRICK

PIONEER ENGINEERING AND SURVEYING, L.L.C.
P.O. BOX 172 BEVERLY, OHIO 45715
OFFICE: 740-984-4476 CEL: 740-350-4003

DATE 6 - 1 - 2015

DATE: 5/28/2015