

PIONEER ENGINEERING & SURVEYING, LLC

P.O. Box 172, Beverly, Ohio 45715 Phone (740) 984-4476

DESCRIPTION OF PROPERTY LYNNETTE V. RICHARDS TRACT 5

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. D01-00100334-00.

Being part of the North Central portion of Section No. 32 and Bounded on the north by Lynnette V. Richards, OR 432, Page 838, Tract 4, on the east by Lynnette V. Richards, OR 432, Page 838, Tract 3, on the south by Lynnette V. Richards, OR 432, Page 838, Tract 1 and on the west by Clarence Richard & Janet Ann Brown, Vol. 318, Page 687 and being more precisely described as follows:

Beginning at a 12" X 10" Stone with a "+" cut in top found at the Northeast Corner of Section No. 32, thence along the North line of Section No. 32 and bearing S 89° 35' 15" W, 2941.44 feet to a 18" Diameter Oak Tree, passing thru a 5/8" capped iron pin set by R. Roush S-7999 at 1574.10 feet, thence leaving the North line of Section No. 32 and bearing S 01° 25' 40" E, 576.40 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**;

Thence along a line common to Lynnette V. Richards, OR 432, Page 838, Tract 5 and Lynnette V. Richards, OR 432, Page 838, Tract 4 and bearing S 69° 22' 00" E, 228.04 feet to a 5/8" capped iron pin set by R. Roush S-7999;

Thence along a line common to Lynnette V. Richards, OR 432, Page 838, Tract 5 and Lynnette V. Richards, OR 432, Page 838, Tract 4 and bearing S 67° 26' 00" E, 133.96 feet to a 5/8" capped iron pin set by R. Roush S-7999;

Thence along a line common to Lynnette V. Richards, OR 432, Page 838, Tract 5 and Lynnette V. Richards, OR 432, Page 838, Tract 4 and bearing S 58° 52' 00" E, 142.56 feet to a 5/8" capped iron pin set by R. Roush S-7999;

Thence along a line common to Lynnette V. Richards, OR 432, Page 838, Tract 5 and Lynnette V. Richards, OR 432, Page 838, Tract 4 and bearing S 50° 16' 00" E, 288.62 feet to a 5/8" capped iron pin set by R. Roush S-7999;

Thence along a line common to Lynnette V. Richards, OR 432, Page 838, Tract 5 and Lynnette V. Richards, OR 432, Page 838, Tract 4 and bearing S 57° 57' 00" E, 109.52 feet to a 5/8" capped iron pin set by R. Roush S-7999;

Thence along a line common to Lynnette V. Richards, OR 432, Page 838, Tract 5 and Lynnette V. Richards, OR 432, Page 838, Tract 4 and bearing S 43° 33' 00" E, 160.68 feet to a 5/8" capped iron pin set by R. Roush S-7999;

Thence along a line common to Lynnette V. Richards, OR 432, Page 838, Tract 5 and Lynnette V. Richards, OR 432, Page 838, Tract 4 and bearing S 50° 18' 00" E, 646.00 feet to a 5/8" capped iron pin set by R. Roush S-7999;

Thence along a line common to Lynnette V. Richards, OR 432, Page 838, Tract 5 and Lynnette V. Richards, OR 432, Page 838, Tract 3 and bearing S 00° 00' 00" E, 94.23 feet to a point on the Centerline of Athens County Road No. 38 (Sand Rock Rd.), passing thru a 5/8" capped iron pin set by R. Roush S-7999 at 69.23 feet;

Thence along the Centerline of Athens County Road No. 38 with a curve to the left having a chord bearing of S 46° 59' 10" W, a chord length of 97.40 feet, a delta angle of 01° 56' 36" and a radius of 2871.96 feet to a point on the centerline;

Thence along the Centerline of Athens County Road No. 38 (Sand Rock Rd.) and bearing S 46° 00' 52" W, 42.23 feet to a point on the centerline;

Thence along the Centerline of Athens County Road No. 38 with a curve to the right having a chord bearing of S 81° 31' 02" W, a chord length of 162.23 feet, a delta angle of 71° 00' 20" and a radius of 139.67 feet to a point on the centerline;

Thence along the Centerline of Athens County Road No. 38 (Sand Rock Rd.) and bearing N 62° 58' 48" W, 596.63 feet to a point on the centerline;

Thence along the Centerline of Athens County Road No. 38 with a curve to the left having a chord bearing of N 65° 13' 49" W, a chord length of 69.95 feet, a delta angle of 04° 30' 02" and a radius of 890.74 feet to

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a point on the centerline;

Thence along the Centerline of Athens County Road No. 38 (Sand Rock Rd.) and bearing N 67° 28' 50" W, 189.74 feet to a point on the centerline;

Thence along the Centerline of Athens County Road No. 38 with a curve to the right having a chord bearing of N 60° 57' 04" W, a chord length of 197.67 feet, a delta angle of 13° 03' 33" and a radius of 869.13 feet to a point on the centerline;

Thence along the Centerline of Athens County Road No. 38 (Sand Rock Rd.) and bearing N 54° 25' 17" W, 234.97 feet to a point on the centerline;

Thence leaving the Centerline of Athens County Road No. 38 (Sand Rock Rd.) and along a line common to Lynnette V. Richards, OR 432, Page 838, Tract 5 and Clarence Richard & Janet Ann Brown, Vol. 318, Page 687 and bearing N 01° 25' 40" E, 585.59 feet to a 5/8" capped iron pin set by R. Roush S-7999, passing thru a 3" X 9" Stone with a "+" cut in top found at 19.12 feet;

Said 5/8" capped iron pin set by R. Roush on the North Line of Section No. 32 being the **true place of beginning**.

Containing 17.035 acres more or less.

Basis of bearings of the above surveyed tract: Bearing of the North Line of Section No. 32 was assumed as North 89° 35' 15" 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, 2010, under the direction of Robert H. Roush PE, PS S-7999.

Robert H. Roush
Robert H. Roush
S-7999

December 28, 2010
Date



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: S. Blause
DATE: 1-25-11

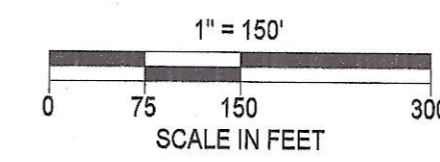
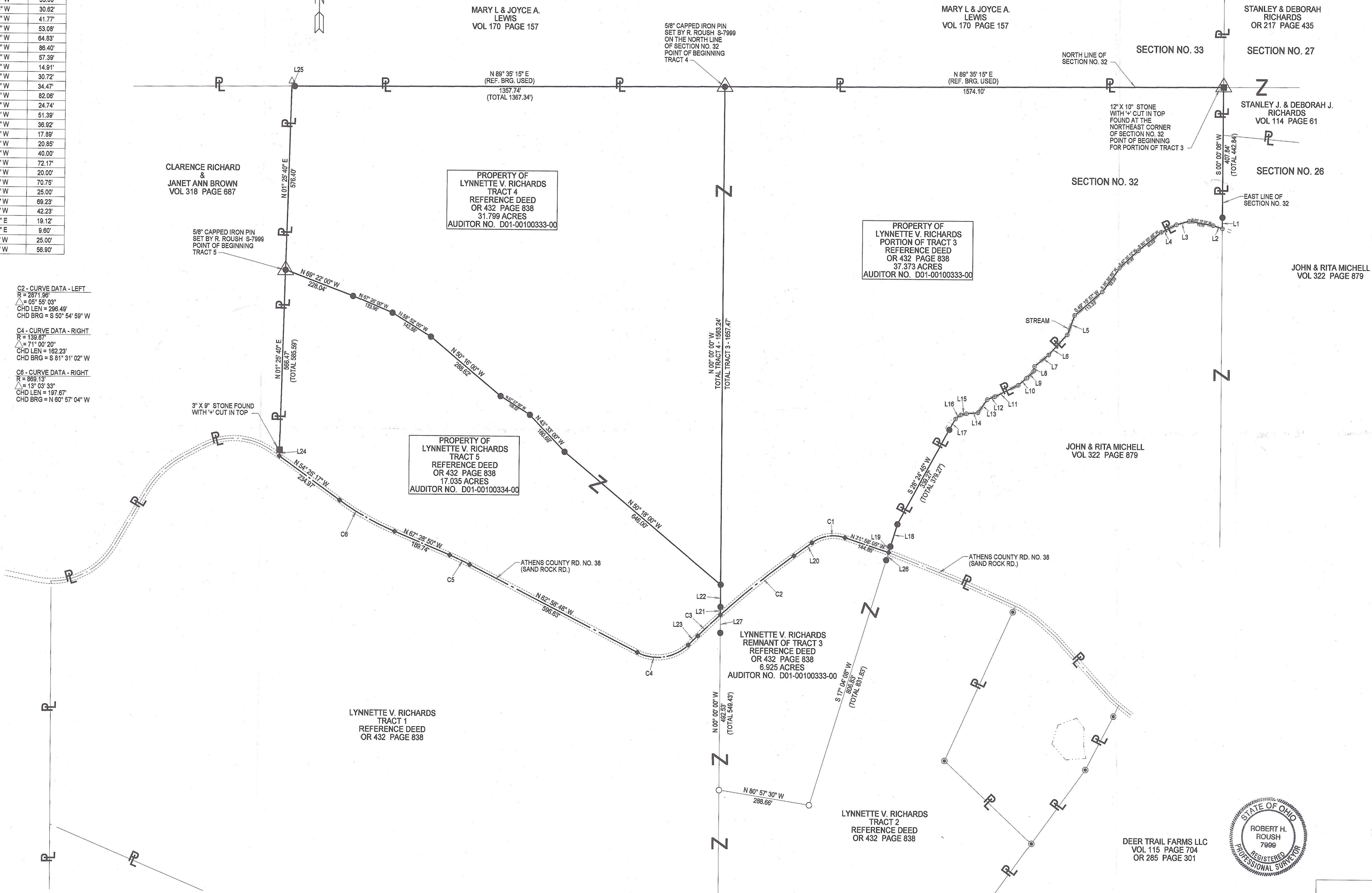
Bearings shown hereon are to an assumed meridian and are used to denote angles only.

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

NUMBER	DIRECTION	DISTANCE
L1	S 00° 00' 06" W	35.00'
L2	N 72° 28' 14" W	30.62'
L3	S 74° 32' 35" W	41.77'
L4	S 63° 23' 18" W	53.08'
L5	S 20° 50' 24" W	64.83'
L6	S 42° 28' 12" W	86.40'
L7	S 50° 43' 12" W	57.39'
L8	S 09° 39' 15" W	14.91'
L9	S 42° 30' 48" W	30.72'
L10	S 49° 52' 44" W	34.47'
L11	S 63° 25' 33" W	82.06'
L12	S 69° 23' 15" W	24.74'
L13	S 35° 14' 58" W	51.39'
L14	S 84° 55' 49" W	36.92'
L15	S 77° 24' 41" W	17.89'
L16	S 51° 59' 26" W	20.85'
L17	S 28° 24' 45" W	40.00'
L18	S 17° 04' 08" W	72.17'
L19	S 17° 04' 08" W	20.00'
L20	S 63° 52' 31" W	70.75'
L21	N 00° 00' 00" W	25.00'
L22	N 00° 00' 00" W	69.23'
L23	S 46° 00' 52" W	42.23'
L24	N 01° 25' 40" E	19.12'
L25	N 89° 35' 15" E	9.60'
L26	S 17° 04' 08" W	25.00'
L27	N 00° 00' 00" W	56.90'

<p>C1 - CURVE DATA - LEFT R = 115.91' Δ = 54° 09' 24" CHD LEN = 105.53' CHD BRG = S 80° 57' 13" W</p> <p>C3 - CURVE DATA - LEFT R = 2871.96' Δ = 01° 56' 36" CHD LEN = 97.40' CHD BRG = S 48° 59' 10" W</p> <p>C5 - CURVE DATA - LEFT R = 890.74' Δ = 04° 30' 02" CHD LEN = 69.85' CHD BRG = N 65° 13' 49" W</p>	<p>C2 - CURVE DATA - LEFT R = 2871.96' Δ = 05° 55' 03" CHD LEN = 296.49' CHD BRG = S 50° 54' 59" W</p> <p>C4 - CURVE DATA - RIGHT R = 136.87' Δ = 71° 00' 20" CHD LEN = 162.23' CHD BRG = S 81° 31' 02" W</p> <p>C6 - CURVE DATA - RIGHT R = 869.13' Δ = 13° 03' 33" CHD LEN = 197.87' CHD BRG = N 60° 57' 04" W</p>
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- LEGEND**
- MONUMENT FOUND 5/8" UNCAPPED IRON PIN
 - MONUMENT FOUND STONE WITH "X" CUT IN TOP
 - MONUMENT FOUND 5/8" CAPPED IRON PIN (R. ROUSH S-7999)
 - MONUMENT SET 5/8" CAPPED IRON PIN (R. ROUSH S-7999)
 - △ TREE FOUND 18" DIAMETER OAK
 - ⊕ CENTER POINT STREAM
 - ◆ CENTERLINE POINT ATHENS COUNTY RD. NO. 38 (SAND ROCK RD.)



Robert H. Roush
ROBERT H. ROUSH
OHIO REG. NO. S-7999
DATE: 12-28-2010

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *S. Blaise*
DATE: 1-25-11

LYNNETTE V. RICHARDS

PIONEER ENGINEERING AND SURVEYING, L.L.C.
P.O. BOX 172 BEVERLY, OHIO 46716
PHONE: 740-984-4476

DATE: 12/26/2010