

PIONEER ENGINEERING & SURVEYING, LLC

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

DESCRIPTION OF PROPERTY LYNNETTE V. RICHARDS PORTION OF TRACT 3

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. D01-00100333-00.

Being part of the Northeast portion of the Northeast Quarter of Section No. 32 and Bounded on the north by Mary L. & Joyce A. Lewis, Vol. 170, Page 157 (Section No. 33), on the east by Stanley J. & Deborah J. Richards, Vol. 114, Page 61 (Section No. 26) and John & Rita Michell, Vol. 322, Page 879 (Section No. 26), on the south by Lynnette V. Richards, OR 432, Page 838, Remnant of Tract 3 and on the west by Lynnette V. Richards, OR 432, Page 838, Tract 4 & 5 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, said 12" X 10" Stone with a "+" cut in top found being the **true place of beginning**;

Thence along the East line of Section No. 32 and line common to Lynnette V. Richards, OR 432, Page 838, Tract 3 and Stanley J. & Deborah J. Richards, Vol. 114, Page 61 (Section No. 26), John & Rita Michell, Vol. 322, Page 879 (Section No. 26) and bearing S 00° 00' 06" W, 442.84 feet to a point in the center of a stream, passing thru a 5/8" capped iron pin set by R. Roush S-7999 at 407.84 feet;

Thence along the Center of a stream and line common to Lynnette V. Richards, OR 432, Page 838, Tract 3 and John & Rita Michell, Vol. 322, Page 879 with the following 20 courses;

Bearing N 72° 28' 14" W, 30.62 feet to a point;
Thence N 80° 10' 33" W, 76.70 feet to a point;
Thence S 74° 32' 35" W, 41.77 feet to a point;
Thence S 63° 23' 18" W, 53.08 feet to a point;
Thence S 50° 55' 45" W, 93.03 feet to a point;
Thence S 47° 02' 12" W, 81.45 feet to a point;
Thence S 35° 55' 58" W, 93.35 feet to a point;
Thence S 49° 15' 57" W, 113.33 feet to a point;
Thence S 20° 50' 24" W, 64.83 feet to a point;
Thence S 42° 28' 12" W, 86.40 feet to a point;
Thence S 50° 43' 12" W, 57.39 feet to a point;
Thence S 09° 39' 15" W, 14.91 feet to a point;
Thence S 42° 30' 48" W, 30.72 feet to a point;
Thence S 49° 52' 44" W, 34.47 feet to a point;
Thence S 63° 25' 33" W, 82.06 feet to a point;
Thence S 69° 23' 15" W, 24.74 feet to a point;
Thence S 35° 14' 58" W, 51.39 feet to a point;
Thence S 84° 55' 49" W, 36.92 feet to a point;
Thence S 77° 24' 41" W, 17.89 feet to a point;
Thence S 51° 59' 26" W, 20.85 feet to a point;

Thence leaving the Center of the stream and along a line common to Lynnette V. Richards, OR 432, Page 838, Tract 3 and John & Rita Michell, Vol. 322, Page 879 and bearing S 28° 24' 45" W, 379.27 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 40.00 feet;

Thence along a line common to Lynnette V. Richards, OR 432, Page 838, Tract 3 and John & Rita Michell, Vol. 322, Page 879 and bearing S 17° 04' 08" W, 92.17 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 72.17 feet;

Thence along the Centerline of Athens County Road No. 38 (Sand Rock Rd.) and bearing N 71° 58' 05" W, 144.85 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 S 80° 57' 13" W, a chord length of 105.53 feet, a delta angle of 54° 09' 24" and a radius of 115.91 feet to a point on the centerline;

Thence along the Centerline of Athens County Road No. 38 (Sand Rock Rd.) and bearing S 53° 52' 31" W, 70.75 feet to a point on the centerline;

Thence along the Centerline of Athens County Road No. 38 (Sand Rock Rd.) with a curve to the left having a chord bearing of S 50° 54' 59" W, a chord length of 296.49 feet, a delta angle of 05° 55' 03" and a radius of 2871.96 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 3 and Lynnette V. Richards, OR 432, Page 838, Tract 4 & 5, bearing N 00° 00' 00" W, 1657.47 feet to a 5/8" capped iron pin set by R. Roush S-7999 on the North Line of Section No. 32, passing thru 5/8" capped iron pins set by R. Roush S-7999 at 25.00 feet and 94.23 feet;

Thence along the North Line of Section No. 32 and a line common to Lynnette V. Richards, OR 432, Page 838, Tract 3 and Mary L. & Joyce A. Lewis, Vol. 170, Page 157 (Section No. 33) and bearing N 89° 35' 15" E, 1574.10 feet to a 12" X 10" Stone with a "+" cut in top found at the Northeast Corner of Section No. 32;

Said 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 37.373 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. Blaus
DATE: 1-25-11

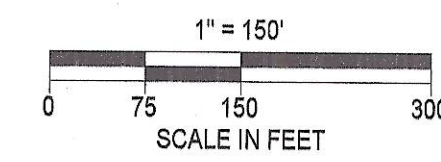
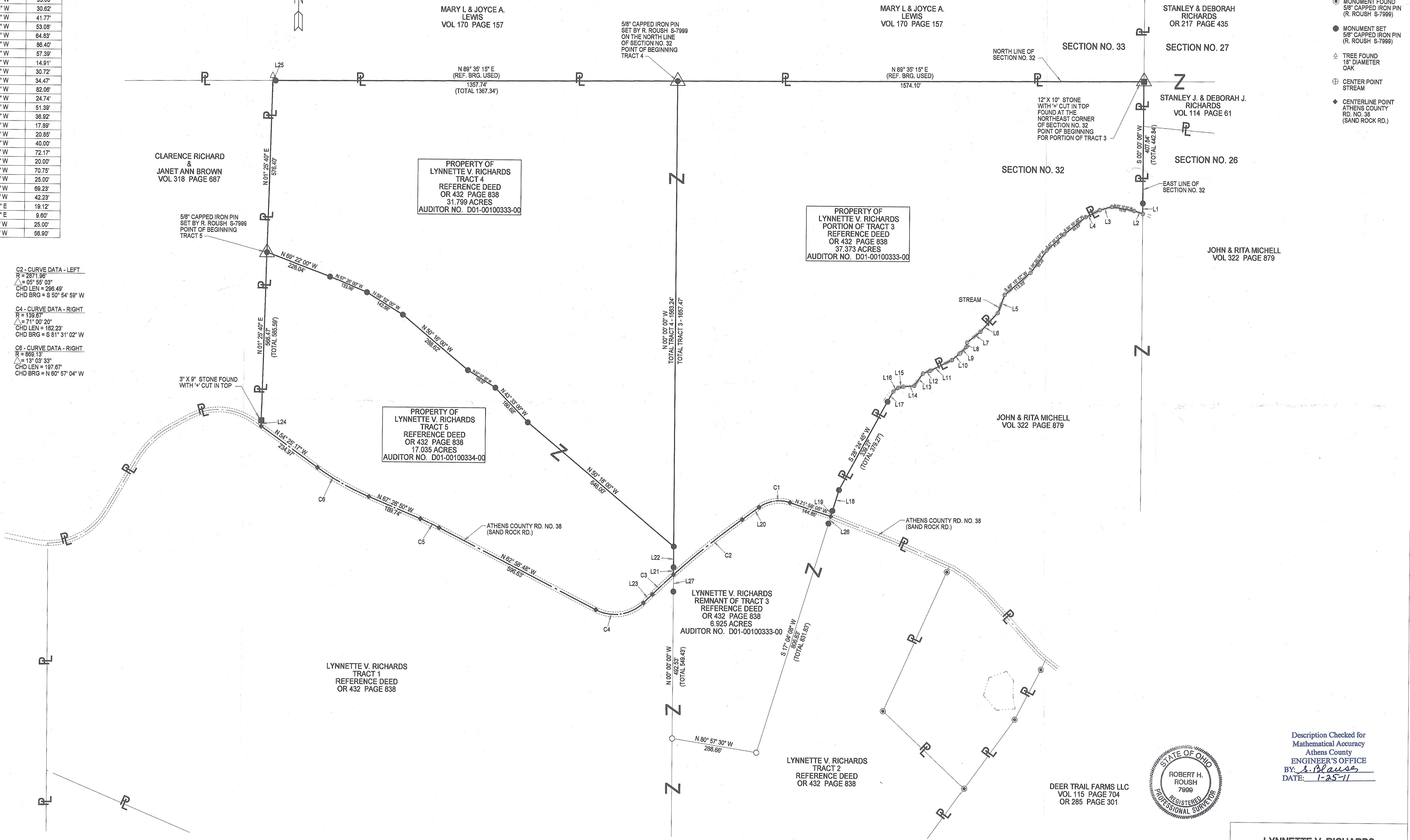
Bearings shown hereon are to an assumed meridian and are used to denote angles only.

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

NUMBER	DIRECTION	DISTANCE
L1	S 00° 00' 00" 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