



PROPERTY DESCRIPTION
TRACT 2 - 6.000 ACRES
BERN TOWNSHIP, PART PARCEL D010010007302
PART OFFICIAL RECORD 486, PAGE 1441

SITUATE IN AND BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION NUMBER 16, TOWN 7, RANGE 12, BERN TOWNSHIP, ATHENS COUNTY, OHIO, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON REBAR FOUND, SAID REBAR BEING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16 AND AT A COMMON CORNER TO THE 12.365 ACRE STEVEN B. AND BEVERLY A. SNYDER TRACT (PART OFFICIAL RECORD 486, PAGE 1441), THE 20.00 ACRE GLADYS R. MCGREW TRACT (DEED RECORD 168, PAGE 111), THE 136.346 ACRE TIMOTHY AND MISTY HOLLEY TRACT (OFFICIAL RECORD 507, PAGE 648) AND THE 41.83 ACRE HOWARD BURGESS, JR., TRACT (OFFICIAL RECORD 229, PAGE 660);

THENCE N 02°51'08" E 233.54 FEET, WITH SAID 20.00 ACRE GLADYS R. MCGREW TRACT, TO A 5/8" CAPPED IRON REBAR SET AT A COMMON CORNER TO A 6.365 ACRE TRACT (TO BE RECORDED);

THENCE N 46°23'00" E 555.80 FEET, BINDING ON SAID 12.365 ACRE STEVEN B. AND BEVERLY A. SNYDER TRACT AND WITH SAID 6.365 ACRE TRACT, TO A 5/8" CAPPED IRON REBAR SET IN THE CENTERLINE OF TELEPHONE TOWER ROAD (ALSO KNOWN AS TOWNSHIP ROAD NUMBER 202) AT A COMMON CORNER TO THE 7.64 ACRE OHIO BELL TELEPHONE CO. TRACT (DEED RECORD 267, PAGE 262) AND THE 22.701 ACRE BRADLEY M. ZAMBITO TRACT (OFFICIAL RECORD 546, PAGE 545);

THENCE, WITH THE CENTERLINE OF TELEPHONE TOWER ROAD AND THE 22.701 ACRES BRADLY M. ZAMBITO TRACT, THE FOLLOWING **FIVE (5)** COURSES AND DISTANCES;

- (1) **THENCE S 29°44'46" E 134.38 FEET** TO A POINT;
- (2) **THENCE S 33°24'22" E 60.90 FEET** TO A POINT;
- (3) **THENCE S 38°55'03" E 128.57 FEET** TO A POINT;
- (4) **THENCE S 43°06'14" E 48.43 FEET** TO A POINT;
- (5) **THENCE S 52°16'43" E 12.18 FEET** TO A POINT;



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THENCE S 19°21'46" W 349.32 FEET, LEAVING THE CENTERLINE OF TELEPHONE TOWER ROAD AND WITH SAID 22.701 ACRE BRADLY M. ZAMBITO TRACT, TO A 5/8" CAPPED IRON REBAR FOUND (LABELED PICKERING) FOUND IN THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, PASSING A 5/8" CAPPED IRON REBAR FOUND (LABELED PICKERING) AT 16.81 FEET;


THENCE N 87°26'47" W 522.40 FEET, WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16 AND SAID 136.346 ACRE TIMOTHY C. AND MISTY D. HOLLEY TRACT, TO THE POINT OF BEGINNING;

CONTAINING 6.000 ACRES, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 12/09/2019 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.


BEING A PART OF THE SAME TRACT OR PARCEL OF LAND CONVEYED TO STEVEN B. AND BEVERLY A. SNYDER IN OFFICIAL RECORD 486, PAGE 1441.

SUBJECT TO ALL LEGAL RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, AND DEEDS OF RECORD.

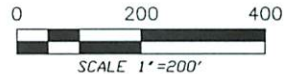
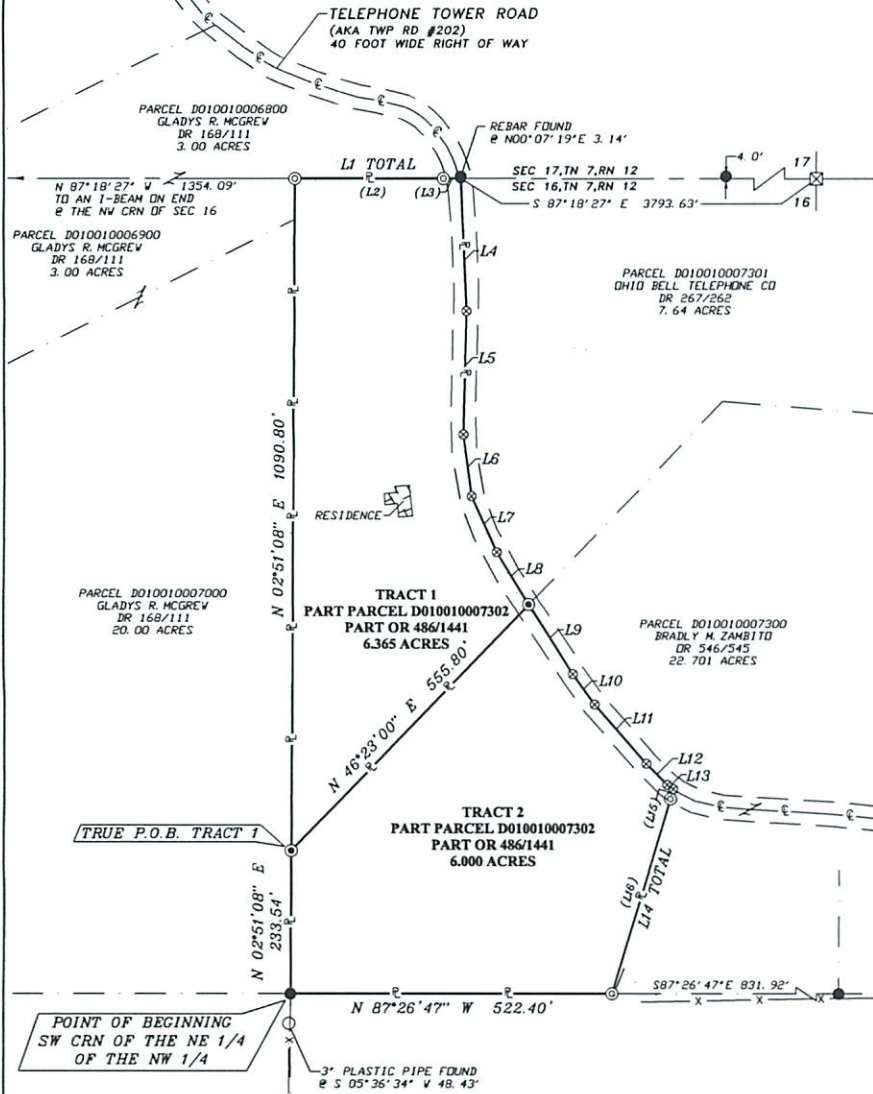
BASIS OF BEARINGS: OHIO STATE PLANE (SOUTH ZONE).


RANDALL R. CLINE II, PS #8096 OH
PROJECT NUMBER: 2192929 – TRACT 2



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 9/14/20

PARCEL D010010006700
 GEORGE T. & CAROL J. MOORE
 DR 51/461
 66.40 ACRES



LEGEND

THESE SYMBOLS AND LINES MAY BE FOUND IN THE DRAWING.

- 5/8" CAPPED REBAR SET
- FOUND ROD/REBAR
- ⊙ CAPPED REBAR FOUND
- FOUND PIPE
- ⊗ FOUND STONE
- ⊗ POINT
- ⊗ POST

- PROPERTY LINE
- RIGHT OF WAY
- SECTION LINE
- ADJOINER LINE
- CENTERLINE OF ROAD
- BARBED WIRE FENCE
- STRUCTURE

LINE	BEARING	DISTANCE
L1	S 87°18'27" E	268.65'
L2	S 87°18'27" E	240.20'
L3	S 87°18'27" E	28.45'
L4	S 00°07'19" W	214.00'
L5	S 03°55'34" W	200.00'
L6	S 04°58'26" E	100.00'
L7	S 21°48'56" E	100.00'
L8	S 28°48'04" E	99.78'
L9	S 29°44'46" E	134.38'
L10	S 33°24'22" E	60.90'
L11	S 38°55'03" E	128.57'
L12	S 43°06'14" E	48.43'
L13	S 52°16'43" E	12.18'
L14	S 19°21'46" W	349.32'
L15	S 19°21'46" W	16.81'
L16	S 19°21'46" W	332.51'

REFERENCES:
 BEING A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16, TN 7, RN 12, BERN TOWNSHIP, ATHENS COUNTY, OHIO
 PART TAX PARCEL: D010010007302
 PART OFFICIAL RECORD: 486, PAGE: 1441
 PLATS ON FILE IN THE ATHENS COUNTY ENGINEER'S OFFICE.

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Pravesh Williams*
 DATE: 9/14/20

BEING A PART OF THE NE 1/4
 OF THE NW 1/4 OF
 SECTION 16, TOWN 7, RANGE 12
 BERN TOWNSHIP
 ATHENS COUNTY, OHIO

PARCEL D010010007500
 HOWARD BURGESS, JR.
 DR 229/660
 41.83 ACRES

PARCEL D010010007400
 TIMOTHY C. & MISTY B. HOLEY
 DR 507/648
 136.346 ACRES

STATE OF OHIO
 RANDALL R. CLINE II
 S-8096
 PROFESSIONAL ENGINEER
Randall R. Cline II
 RANDALL R. CLINE II
 P.S. # 1979WV, 8096OH

SCALE 1"=200'
 12/09/2019
 PROJ. #2192929

PICKERING ASSOCIATES
 Architects • Engineers • Surveyors

11283 EMERSON AVENUE, PARKERSBURG, WV 26104
 (304) 464-5305 PICKERING USA.COM

BOUNDARY SURVEY PLAT
 TRACT 1 - 6.365 ACRES
 TRACT 2 - 6.000 ACRES