

TRACT #1
4.250 Acre Survey

Situate in the State of Ohio, Athens County, City of Athens, Bern Township, Section 25, Township 7 North, Range 12 West and being all of a 4.250 acre parcel conveyed to Harold L. Carpenter recorded in Official Record 210, Page 126 of the Athens County Recorder's office and being more particularly described as follows:

Commencing at an iron pin found on the southeast corner of Section 25 and being the common corner of Section 19, Rome Township Section 24 and Rome Township Section 30;

Thence from the **Point of Commencement** along the east line of Section 25 being the west line of Section 19 North 02 Degrees 46 Minutes 35 Seconds West a distance of 1689.13 feet to a point being marked by an iron pin found that bears North 73 Degrees 22 Minutes 12 Seconds East a distance of 1.27 feet at the grantors southeast corner also being a point on the east line of Section 25 and the west line of Section 19, said point marked by an iron pin found being the **Point of Beginning** for the parcel herein described (passing online an iron pin set at 1398.24 feet and an iron pin found offline at 1382.03 feet, 0.78 feet right);

Thence from the **Point of Beginning** leaving the east line of Section 25 being the west line of Section 19, along the grantors south line also being the north line of a 4.830 acre parcel conveyed to the James H. & Betty L. Bolin (Trustees) recorded in Official Record 503, Page. 1394 South 73 Degrees 22 Minutes 12 Seconds West a distance of 367.22 feet to a point at the beginning of a non-tangential curve to the right in the center of Felton Rd. (County Road 84) (passing online an iron pin set at 367.2 feet);

Thence along the center of Felton Rd. (County Road 84) and being along said non-tangential curve to the right 410.58 feet, having a radius of 12887.21 feet and a chord of North 17 Degrees 55 Minutes 10 Seconds West a distance of 410.56 feet to point in the center of Felton Rd. (County Road 84);

Thence leaving the center of Felton Rd. (County Road 84) along the grantors north line and the south line of a 7.000 acre parcel conveyed to Rhonda J. McComas recorded in Official Record 482, Page 2481 North 72 Degrees 17 Minutes 47 Seconds East a distance of 524.61 feet to a point being marked by an iron pin found that bears North 72 Degrees 17 Minutes 47 Seconds East a distance of 1.79 feet on the east line of east line of Section 25 being the west line of Section 19, the grantors northeast corner and the southeast corner of a 7.000 acre parcel conveyed to Rhonda J. McComas recorded in Official Record 482, Page 2481;

Thence along the grantors east line being the east line of Section 25 and the west line of Section 19 South 02 Degrees 46 Minutes 35 Seconds West a distance of 445.61 feet to the **Point of Beginning**.

The above described contains 4.250 acres more or less and is contained in Auditor's Parcel Number D010010030500 which presently contains 4.250 acres.

TRACT #2
13.855 Acre Survey

Situate in the State of Ohio, Athens County, City of Athens, Bern Township, Section 19, Township 7 North, Range 12 West and being part of a 54.015 acre parcel conveyed to Harold L. Carpenter recorded in Official Record 210, Page 126 of the Athens County Recorder's office and being more particularly described as follows:

Commencing at an iron pin found on the southeast corner of Section 25 and being the common corner of Section 19, Rome Township Section 24 and Rome Township Section 30;

Thence from the **Point of Commencement** along the east line of Section 25 being the west line of Section 19 North 02 Degrees 46 Minutes 35 Seconds East a distance of 1398.24 feet to an iron pin set at the grantors southwest corner also being a point on the east line of Section 25, the west line of Section 19 and a northwesterly corner of a 4.830 acre parcel conveyed to the James H. & Betty L. Bolin (Trustees) recorded in Official Record 503, Page. 1394, said iron pin set being the **Point of Beginning** for the parcel herein described (reference an iron pin found that bears South 00 Degrees 00 Minutes 36 Seconds West a distance of 16.23 feet);

Thence from the **Point of Beginning** continuing along the east line of Section 25 being the west line of Section 19, the grantors west line the east line of a 4.830 acre parcel conveyed to the James H. & Betty L. Bolin (Trustees) recorded in Official Record 503, Page. 1394, the east line of a 7.000 acre parcel conveyed to Rhonda J. McComas recorded in Official Record 482, Page 2481, the east line of a 0.500 acre parcel conveyed to Newton E. Ice Jr. recorded in Deed Book 219, Page 414 and the east line of a 1.000 acre parcel conveyed to Corey Tabler recorded in Official Record 469, Page 1146 North 02 Degrees 46 Minutes 35 Seconds East a distance of 1207.99 feet to a point at the beginning of a non-tangential curve to the right in the center of Sand Rock Rd. (County Road 38) also being a point on the east line of Section 25 being the west line of Section 19, the grantors west line and the east line of a 1.000 acre parcel conveyed to Corey Tabler recorded in Official Record 469, Page 1146 (passing an iron pin found offline 1.27 feet right, an iron pin found offline 1.68 feet right and passing online an iron pin set at 1137.99 feet);

Thence leaving east line of Section 25 being the west line of Section 19 across the grantor and along the center of Sand Rock Rd. (County Road 38) the following nineteen (19) courses:

1. Said curve to the right 241.68 feet, having a radius of 1016.85 feet and a chord of South 11 Degrees 23 Minutes 25 Seconds East a distance of 241.11 feet;
2. South 04 Degrees 34 Minutes 53 Seconds East a distance of 21.57 feet to the beginning of a curve;
3. Said curve to the left 207.58 feet, having a radius of 259.76 feet and a chord of South 27 Degrees 28 Minutes 31 Seconds East a distance of 202.10 feet;
4. South 50 Degrees 22 Minutes 10 Seconds East a distance of 8.30 feet to the beginning of a curve;
5. Said curve to the left 132.27 feet, having a radius of 473.04 feet and a chord of South 58 Degrees 22 Minutes 48 Seconds East a distance of 131.84 feet;
6. South 66 Degrees 23 Minutes 26 Seconds East a distance of 26.64 feet to the beginning of a curve;
7. Said curve to the left 201.73 feet, having a radius of 1758.23 feet and a chord of South 69 Degrees 40 Minutes 39 Seconds East a distance of 201.62 feet;
8. South 72 Degrees 57 Minutes 53 Seconds East a distance of 64.75 feet to the beginning of a curve;
9. Said curve to the right 115.53 feet, having a radius of 675.40 feet and a chord of South 68 Degrees 03 Minutes 51 Seconds East a distance of 115.39 feet;
10. South 63 Degrees 09 Minutes 50 Seconds East a distance of 20.73 feet to the beginning of a curve;

11. Said curve to the right 224.81 feet, having a radius of 336.23 feet and a chord of South 44 Degrees 00 Minutes 33 Seconds East a distance of 220.65 feet;
12. South 24 Degrees 51 Minutes 16 Seconds East a distance of 6.38 feet to the beginning of a curve;
13. Said curve to the right 92.33 feet, having a radius of 269.86 feet and a chord of South 15 Degrees 03 Minutes 10 Seconds East a distance of 91.88 feet;
14. South 05 Degrees 15 Minutes 04 Seconds East a distance of 18.65 feet to the beginning of a curve;
15. Said curve to the right 102.11 feet, having a radius of 953.63 feet and a chord of South 02 Degrees 11 Minutes 01 Seconds East a distance of 102.06 feet;
16. South 00 Degrees 53 Minutes 01 Seconds West a distance of 23.41 feet to the beginning of a curve;
17. Said curve to the left 51.49 feet, having a radius of 456.08 feet and a chord of South 02 Degrees 21 Minutes 03 Seconds East a distance of 51.47 feet;
18. South 05 Degrees 35 Minutes 07 Seconds East a distance of 11.24 feet to the beginning of a curve;
19. Said curve to the left 125.72 feet having a radius of 263.88 feet and a chord of South 19 Degrees 14 Minutes 02 Seconds East a distance of 124.53 feet to a point in the center of Sand Rock Rd. (County Road 38) being the grantors south line and the northeast corner of a 7.000 acre parcel conveyed to Thomas A. McDaniel recorded in Deed Book 56, Page 209;

Thence leaving the center of Sand Rock Rd. (County Road 38) along the grantors south line, the northeast corner of a 7.000 acre parcel conveyed to Thomas A. McDaniel recorded in Deed Book 56, Page 209 and a northerly line of a 4.830 acre parcel conveyed to the James H. & Betty L. Bolin (Trustees) recorded in Official Record 503, Page. 1394 North 87 Degrees 55 Minutes 12 Seconds West a distance of 950.61 feet to the **Point of Beginning** (passing online an iron pin set at 25.00 feet and an iron pin found offline at 724.05 feet, 9.22 feet left).

The above described contains 13.855 acres more or less and is contained in Auditor's Parcel Number D010010029400 which presently contains 54.016 acres.

TRACT #3
16.517 Acre Survey

Situate in the State of Ohio, Athens County, City of Athens, Bern Township, Section 19, Township 7 North, Range 12 West and being part of a 80.000 acre parcel conveyed to Harold L. Carpenter recorded in Deed Book 376, Page 509 of the Athens County Recorder's office and being more particularly described as follows:

Commencing at an iron pin found on the southeast corner of Section 25 and being the common corner of Section 19, Rome Township Section 24 and Rome Township Section 30;

Thence from the **Point of Commencement** along the south line of Section 19 being the south line of Bern Township and the north line of Rome Township South 87 Degrees 57 Minutes 54 Seconds East a distance of 1339.96 feet to an iron pin set at the grantors southwest corner also being the southeast corner of a 12.000 acre parcel conveyed to the Thomas A. McDaniel recorded in Deed Book 56, Page. 209, said iron pin set being the **Point of Beginning** for the parcel herein described;

Thence from the **Point of Beginning** leaving the south line of Section 19 being the south line of Bern Township and the north line of Rome Township along the grantors

west line being the east line of a 12.000 acre parcel conveyed to the Thomas A. McDaniel recorded in Deed Book 56, Page. 209 North 02 Degrees 59 Minutes 06 Seconds East a distance of 1038.16 feet to a point at the beginning of a non-tangential curve to the right in the center of Sand Rock Rd. (County Road 38) also being a point at the northeasterly corner of a 12.000 acre parcel conveyed to the Thomas A. McDaniel recorded in Deed Book 56, Page. 209 and a southeasterly corner of a 54.015 acre parcel conveyed to Harold L. Carpenter recorded in Official Record 210, Page 126 (passing online an iron pin set at 982.01 feet);

Thence across the grantor and along the center of Sand Rock Rd. (County Road 38) the following thirteen (13) courses:

1. Said curve to the right 96.87 feet, having a radius of 2379.33 feet and a chord of South 33 Degrees 08 Minutes 48 Seconds East a distance of 96.87 feet;
2. South 31 Degrees 58 Minutes 51 Seconds East a distance of 28.18 feet to the beginning of a curve;
3. Said curve to the left 142.45 feet, having a radius of 1220.91 feet and a chord of South 35 Degrees 19 Minutes 24 Seconds East a distance of 142.37 feet;
4. South 38 Degrees 39 Minutes 57 Seconds East a distance of 50.39 feet to the beginning of a curve;
5. Said curve to the left 148.53 feet, having a radius of 1384.25 feet and a chord of South 41 Degrees 44 Minutes 23 Seconds East a distance of 148.46 feet;
6. South 44 Degrees 48 Minutes 49 Seconds East a distance of 28.39 feet to the beginning of a curve;
7. Said curve to the left 317.04 feet, having a radius of 693.91 feet and a chord of South 57 Degrees 54 Minutes 09 Seconds East a distance of 314.29 feet;
8. South 70 Degrees 59 Minutes 29 Seconds East a distance of 15.85 feet to the beginning of a curve;
9. Said curve to the left 236.24 feet, having a radius of 4630.20 feet and a chord of South 72 Degrees 27 Minutes 11 Seconds East a distance of 236.22 feet;
10. South 73 Degrees 54 Minutes 53 Seconds East a distance of 79.40 feet to the beginning of a curve;
11. Said curve to the left 235.75 feet, having a radius of 8747.13 feet and a chord of South 74 Degrees 41 Minutes 47 Seconds East a distance of 235.74 feet;
12. South 75 Degrees 28 Minutes 06 Seconds East a distance of 77.98 feet to the beginning of a curve;
13. Said curve to the right 119.91 feet, having a radius of 334.52 feet and a chord of South 65 Degrees 12 Minutes 00 Seconds East a distance of 119.26 feet to a point on the grantors east line being the west line of a 47.210 acre parcel conveyed to Craig and Barry Gaston recorded in Official Record 309, Page 1784;

Thence along the grantors east line and the west line of a 47.210 acre parcel conveyed to Craig and Barry Gaston recorded in Official Record 309, Page 1784 South 02 Degrees 50 Minutes 19 Seconds West a distance of 295.89 feet to a point on the south line of Section 19 being a point on the south line of Bern Township and the north line of Rome Township also being at the grantors southeast corner, the southwest corner of a 47.210 acre parcel conveyed to Craig and Barry Gaston recorded in Official Record 309, Page 1784 and the southwest corner of a 0.833 acre parcel conveyed to Ed Conley NMI recorded in Official Record 229, Page 144 (passing an iron pin found offline at 50.43 feet, 0.32 feet right, passing online an iron pin found at 295.58 feet and reference an iron

pin found at the southeast corner of Section 19 being the common corner of Section 13, Rome Township Section 18 and Rome Township Section 18 South 87 Degrees 57 Minutes 54 Seconds East a distance of 2712.83 feet);

Thence along the south line of Section 19 being the south line of Bern Township, the north line of Rome Township and the grantors south line North 87 Degrees 57 Minutes 54 Seconds West a distance of 1334.66 feet to the **Point of Beginning**.

The above described contains 16.517 acres more or less and is contained in Auditor's Parcel Number D010010029500 which presently contains 80.000 acres.

Total acreage being 34.622 acres and consisting of 30.372 acres in Section 19 and 4.250 acres in Section 19.

Subject to all legal easements and rights of way.


All iron pins set (from previous survey) are 3/4 inch diameter x 30 inch long rebar with a cap stamped "Canter-7226".

Plat of survey attached herewith and made a part thereof.

This description was prepared under the direction of Robert C. Canter, Registered Surveyor No. 7226 and is based on a field survey by Buckley Group, LLC., completed March 2020.

Prior Instrument Reference as of this writing is in Deed Book 376, Page 509 and Official Record 210, Page 126 of the Athens County Recorder's Office.

All bearings, coordinates and distances are expressed as Ohio State Plane Grid, South Zone, NAD 83(2011).

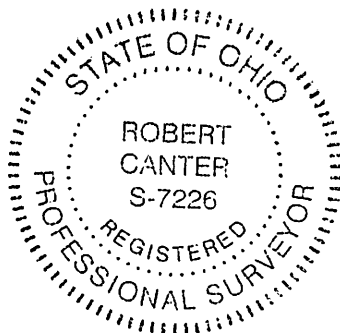

Robert C. Canter, P.S. 7226

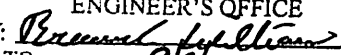
8-26-2020
Date

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

SEP 18 2020

Jill Thompson
Athens County Auditor



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: 
DATE: 9/8/20

Description Checked for
Mathematical Accuracy

Athens County
ENGINEER'S OFFICE

BY: *Robert C. Canter*
DATE: 3/26/20

SITUATE IN THE STATE OF OHIO, ATHENS COUNTY, BERN TOWNSHIP, SECTIONS 19 & 25, OHIO COMPANY PURCHASE, T7N, R12W AND BEING ALL OF A 4.250 ACRE PARCEL AND PART OF A 54.016 ACRE PARCEL AND A 80.000 ACRE PARCEL CONVEYED TO HAROLD L. CARPENTER RECORDED IN D.V. 376, PG. 509 AND O.R. 210, PG. 126

MONUMENT NOTES:

1. IRON PIN FOUND AT POINT "C" BEARS N 73°22'12" E, 1.34' OF P.O.B. OF TRACT #1 AND LIES EAST OF SECTION LINE BY 1.27'
2. IRON PIN FOUND AT POINT "F" BEARS N 72°17'47" E, 1.79' OF NORTHEAST CORNER OF TRACT #1 AND LIES EAST OF SECTION LINE BY 1.68'
3. IRON PIN FOUND AT POINT "J" LIES SOUTH OF SOUTH LINE OF TRACT #2 AT 724.05', 9.22' LEFT
4. IRON PIN FOUND AT POINT "K" BEARS S 00°00'36" W, 16.23' OF P.O.B. OF TRACT #2 AND LIES EAST OF SECTION LINE BY 0.78'



- REFERENCES:
- CURRENT TAX MAPS
 - HISTORICAL TAX MAPS
 - DEEDS AS NOTED
 - A 47.213 ACRE SURVEY BY PAUL SHARRETT P.S. 8019 DATED FEB. 22, 2000
 - A 43.125 ACRE SURVEY BY JOHN M. BRANNER P.S. 6805 DATED JUNE 2003
 - A 37.705 ACRE SURVEY BY ALAN D. ROBINSON P.S. 8049 DATED 2/22/2002
 - A 19.137 ACRE SURVEY BY CHARLES T. NEWMAN P.S. 8043 DATED JULY 2003
 - A 290.029 ACRE SURVEY BY PAUL SHARRETT P.S. 8019 DATED FEB. 14, 2000

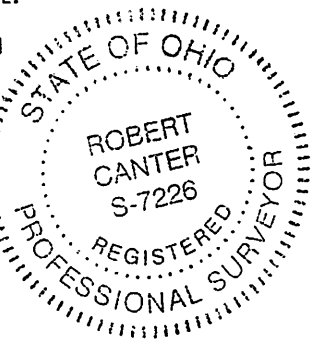
30.372 AC. SEC. 19
4.250 AC. SEC. 25
34.622 AC. TOTAL

NOTES:
ALL BEARINGS, COORDINATES AND DISTANCES ARE EXPRESSED AS OHIO STATE PLANE SOUTH ZONE GRID, US SURVEY FEET NAD83 (2011).
REFERENCE THE SOUTH LINE OF BERN TOWNSHIP AS BEING: N 87° 57' 54" W

FELTON RD. (CR-84)
RHONDA J. MCCOMAS
O.R. 482, PG. 2481
7.000 AC.

MICHAEL G. BRAWLEY
O.R. 330, PG. 584
67.900 AC.

- P-1 THOMAS A. MCDANIEL
D.V. 56, PG. 209
7.000 AC.
- P-2 JAMES H. & BETTY L. BOLIN TRUSTEES
O.R. 503, PG. 1394
4.830 AC.
- P-3 COREY TABLER
O.R. 469, PG. 1146
1.000 AC.
- P-4 NEWTON E. ICE JR.
D.V. 219, PG. 41
0.500 AC.



CALCULATED SECTION CORNER FROM PREVIOUS SURVEY

HAROLD L. CARPENTER
O.R. 210, PG. 126
54.016 AC.

HAROLD L. CARPENTER
D.V. 376, PG. 509
80.000 AC.

ED NMI CONLEY
O.R. 229, PG. 144
0.833 AC.

CRAIG AND BARRY GASTON
O.R. 309, PG. 1784
47.210 AC.

THOMAS A. MCDANIEL
D.V. 56, PG. 209
12.000 AC.

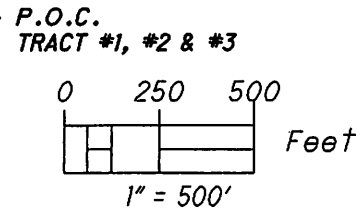
ROBERT J. HOLMAN
O.R. 459, PG. 2192
15.420 AC.

P.O.B. TRACT #3

TRACT #3
16.517 AC.


LEGEND

- I.P.F. IRON PIN FOUND
- ⊙ P.F. IRON PIPE FOUND
- ▢ STONE CALCULATED FROM PREVIOUS SURVEY
- 3/4" X 30" REBAR SET
- I.P.S. W/ 1-1/4" PLASTIC CAP STAMPED "CANTER-7226"



SURVEYED MARCH 2020 UNDER THE DIRECTION AND SUPERVISION OF ROBERT C. CANTER P.S. 7226. SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY


Robert C. Canter
ROBERT C. CANTER P.S. #7226
3-26-2020
DATE

PLAT OF SURVEY	
SURVEY FOR: HAROLD CARPENTER	
JOB #201454	DATE: 03/27/2020
DRWN: DAC	CHK: RCC
 6801 SR 56 ATHENS, OH 45701 (740)592-5706 www.buckleygroup.com	

L1 S04° 34' 53"E 21.57'
 L2 S50° 22' 10"E 8.30'
 L3 S66° 23' 26"E 26.64'
 L4 S72° 57' 53"E 64.75'
 L5 S63° 09' 50"E 20.73'
 L6 S24° 51' 16"E 6.38'
 L7 S05° 15' 04"E 18.65'
 L8 S00° 53' 01"W 23.41'
 L9 S05° 35' 07"E 11.24'
 L10 S31° 58' 51"E 28.18'
 L11 S38° 39' 57"E 50.39'
 L12 S44° 48' 49"E 28.39'
 L13 S70° 59' 29"E 15.85'
 L14 S73° 54' 53"E 79.40'
 L15 S75° 28' 06"E 77.98'

C1 L=241.68' R=1016.85' C.B.=S 11°23'25" E, 241.11'
 C2 L=207.58' R=259.76' C.B.=S 27°28'31" E, 202.10'
 C3 L=132.27' R=473.04' C.B.=S 58°22'48" E, 131.84'
 C4 L=201.73' R=1758.23' C.B.=S 69°40'39" E, 201.62'
 C5 L=115.53' R=675.40' C.B.=S 68°03'51" E, 115.39'
 C6 L=224.81' R=336.23' C.B.=S 44°00'33" E, 220.65'
 C7 L=92.33' R=269.86' C.B.=S 15°03'10" E, 91.88'
 C8 L=102.11' R=953.63' C.B.=S 02°11'01" E, 102.06'
 C9 L=51.49' R=456.08' C.B.=S 02°21'03" E, 51.47'
 C10 L=125.72' R=263.88' C.B.=S 19°14'02" E, 124.53'
 C11 L=96.87' R=2379.33' C.B.=S 33°08'48" E, 96.87'
 C12 L=142.45' R=1220.91' C.B.=S 35°19'24" E, 142.37'
 C13 L=148.53' R=1384.25' C.B.=S 41°44'23" E, 148.46'
 C14 L=317.04' R=693.91' C.B.=S 57°54'09" E, 314.29'
 C15 L=236.24' R=4630.20' C.B.=S 72°27'11" E, 236.22'
 C16 L=235.75' R=8747.13' C.B.=S 74°41'47" E, 235.74'
 C17 L=119.91' R=334.52' C.B.=S 65°12'00" E, 119.26'

Point Table		
Point	Northing	Easting
A	497444.2330	2135548.3030
B	498840.8351	2135616.0308
C	499131.7610	2135631.4090
D	499032.0061	2135297.4247
E	499422.2660	2135168.6590
F	499577.0040	2135653.4140
G	499977.4836	2135671.1523
H	503030.6415	2135819.2143
I	498807.2407	2136541.0341
J	498823.3970	2135842.1070
K	498824.6030	2135616.0280
L	497396.6542	2136887.4218
M	498377.3306	2136938.5600
N	497594.4410	2138233.0790
O	497349.5720	2138221.2590
P	497253.0060	2140932.3642

PLAT OF SURVEY	
SURVEY FOR: HAROLD CARPENTER	
JOB #201454	DATE: 03/27/2020
DRWN: DAC	CHK: RCC
 6801 SR 56 ATHENS, OH 45701 (740)592-5706 www.buckleygroup.com	
buckleygroup <small>engineering - surveying</small>	