

PIONEER ENGINEERING & SURVEYING, LLC

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

DESCRIPTION OF PROPERTY
BILLIE JO BELTZ
TRACT 1

DESCRIPTION OF PROPERTY - TRACT 1

Situated in The State of Ohio, Athens County, Bern Township, Town. 7N, Range 12W, Section No. 32, Reference Deed, OR 547, PAGE 115 and Auditor No. D01-00100329-01.

Being part of the Eastern Central portion of Section No. 32 and being more precisely described as follows:

At the place of beginning being a point at the Northeast Corner of Section No. 32, thence along the North Line of Section No. 32 and bearing N 90° 00' 00" W, 1518.00 feet to a point, thence leaving the North Line of Section No. 32 and bearing S 00° 00' 00" W, 2178.00 feet to a 1/2" uncapped iron pin found set by J. Branner S-6805, said 1/2" uncapped iron pin found set by J. Branner S-6805 being the true place of beginning;

Thence along a line common to Joshua K. Vernon & Rachel N. Patrick, OR 547, Page 31 and bearing S 80° 57' 30" E, 288.66 feet to a 1/2" uncapped iron pin found set by J. Branner S-6805;

Thence along a line common to Billie Jo Beltz, OR 547, Page 115, Tract 3 and bearing S 20° 39' 54" E, 761.03 feet to a 5/8" capped iron pin set by R. Roush S-7999;

Thence along a line common to Billie Jo Beltz, OR 547, Page 115, Tract 2 and bearing N 60° 20' 21" W, 637.13 feet to a 5/8" capped iron pin set by R. Roush S-7999;

Thence along a line common to Joshua K. Vernon & Rachel N. Patrick, OR 547, Page 31 and bearing N 00° 00' 00" E, 442.14 feet to a 1/2" uncapped iron pin found set by J. Branner S-6805;

Said 1/2" uncapped iron pin found set by J. Branner S-6805 being the true place of beginning.

Containing 5.000 acres more or less.

RIGHT OF WAY TO PROPERTY OF BILLIE JO BELTZ, OR 547, PAGE 115, 5.000 ACRE TRACT FROM JOSHUA K. VERNON & RACHEL N. PATRICK, OR 547, PAGE 31 TRACT.

The above description includes the following 50.00 ft. easement thru a parcel of land owned by Joshua K. Vernon & Rachel N. Patrick, OR 547, Page 31. Beginning at a point on the Centerline of Athens County Road No. 38 (Sand Rock Rd.), point located S 35° 29' 50" W, 1743.06 feet from the Northeast Corner of Section No. 32. Said point being the beginning of the Centerline of a 50.00 ft. wide (25.00 ft. offset both sides) Right-of Way, thence bearing S 17° 04' 08" W, 837.17 feet to a point on the North Property Line of the above surveyed tract. The purpose of the 50.00 ft. wide easement is to provide access to the tract of property owned by Billie Jo Beltz, OR 547, Page 115, 5.000 Acre Tract.

Basis of bearings of the above surveyed tract: Bearing of the West Line of the above surveyed tract was assumed as North 00° 00' 00" 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 February 10, 2019 under the direction of Robert H. Roush PE, PS S-7999.

Robert H. Roush
Robert H. Roush
Ohio Reg. No. S-7999

March 14, 2019
Date

Approved By
Athens County Regional Planning Commission
Date 3/19/19
Jessie



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Pranab Wilson
DATE: 3/19/19

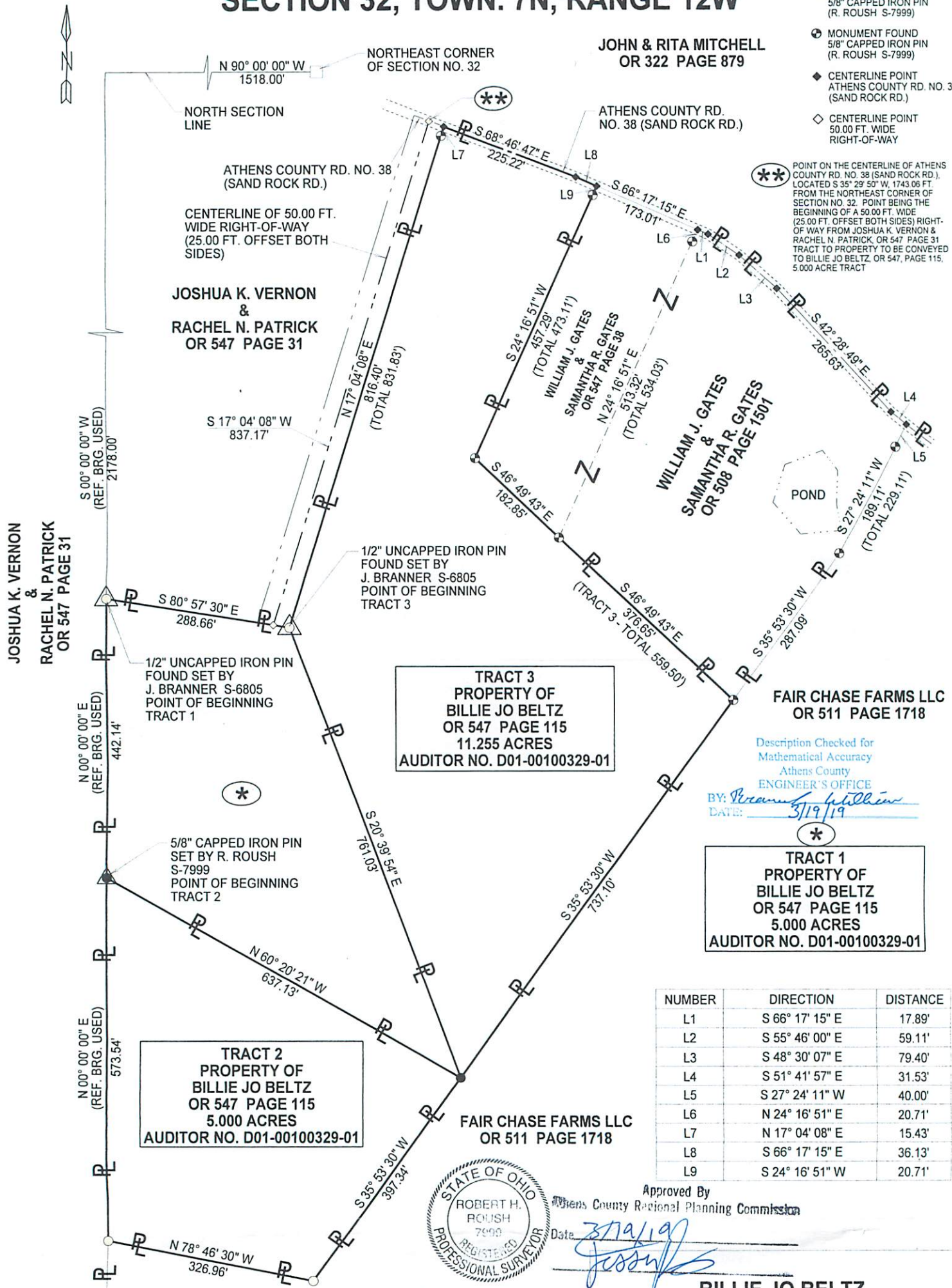
Bearings shown hereon are to an assumed meridian and are used to denote angles only.

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

LEGEND

- MONUMENT FOUND
1/2" UNCAPPED IRON PIN
(J. BRANNER S-6805)
- MONUMENT SET
5/8" CAPPED IRON PIN
(R. ROUSH S-7999)
- ⊕ MONUMENT FOUND
5/8" CAPPED IRON PIN
(R. ROUSH S-7999)
- ◆ CENTERLINE POINT
ATHENS COUNTY RD. NO. 38
(SAND ROCK RD.)
- ◇ CENTERLINE POINT
50.00 FT. WIDE
RIGHT-OF-WAY

****** POINT ON THE CENTERLINE OF ATHENS COUNTY RD. NO. 38 (SAND ROCK RD.), LOCATED S 35° 29' 50" W, 1743.06 FT FROM THE NORTHEAST CORNER OF SECTION NO. 32. POINT BEING THE BEGINNING OF A 50.00 FT. WIDE (25.00 FT. OFFSET BOTH SIDES) RIGHT-OF-WAY FROM JOSHUA K. VERNON & RACHEL N. PATRICK, OR 547 PAGE 31 TRACT TO PROPERTY TO BE CONVEYED TO BILLIE JO BELTZ, OR 547, PAGE 115, 5.000 ACRE TRACT



**TRACT 3
PROPERTY OF
BILLIE JO BELTZ
OR 547 PAGE 115
11.255 ACRES
AUDITOR NO. D01-00100329-01**

**FAIR CHASE FARMS LLC
OR 511 PAGE 1718**

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *William J. Wilkins*
DATE: 3/19/19

**TRACT 1
PROPERTY OF
BILLIE JO BELTZ
OR 547 PAGE 115
5.000 ACRES
AUDITOR NO. D01-00100329-01**

**TRACT 2
PROPERTY OF
BILLIE JO BELTZ
OR 547 PAGE 115
5.000 ACRES
AUDITOR NO. D01-00100329-01**

NUMBER	DIRECTION	DISTANCE
L1	S 66° 17' 15" E	17.89'
L2	S 55° 46' 00" E	59.11'
L3	S 48° 30' 07" E	79.40'
L4	S 51° 41' 57" E	31.53'
L5	S 27° 24' 11" W	40.00'
L6	N 24° 16' 51" E	20.71'
L7	N 17° 04' 08" E	15.43'
L8	S 66° 17' 15" E	36.13'
L9	S 24° 16' 51" W	20.71'



Approved By
Athens County Regional Planning Commission
Date: 3/19/19
Joshua K. Vernon

BILLIE JO BELTZ

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

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

DATE **3-14-2019**

DATE: **2/10/2019**

