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PROPERTY DESCRIPTION

TRACT TWO – (107.000 ACRES TOTAL)

ATHENS COUNTY: BERN TOWNSHIP, SECTION 8, TOWN 7N, RANGE 12W

PART PARCEL: D020020000601: PART OFFICIAL RECORD 588, PAGE 2566

PART PARCEL: D020020000600: PART OFFICIAL RECORD 588, PAGE 2566

SITUATE IN AND BEING A PART OF SECTION 8, TOWN 7, RANGE 12, BERN TOWNSHIP, ATHENS COUNTY, OHIO, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT A 5/8" CAPPED REBAR FOUND ON THE ATHENS COUNTY AND WASHINGTON COUNTY LINE, SAID REBAR BEING A COMMON CORNER TO WASHINGTON COUNTY SECTIONS 2 AND 3, SAID REBAR ALSO BEING A COMMON CORNER AND TO ATHENS COUNTY SECTIONS 8 AND 9, SAID REBAR ALSO BEING A COMMON CORNER TO THE 40 ACRE (TAXED) ROBERT W. AND SUSAN M. PETRONE TRACT (OFFICIAL RECORD 292, PAGE 2654 (ATHENS COUNTY));

THENCE S 02°22'46" W 662.30 FEET, WITH THE WASHINGTON COUNTY AND ATHENS COUNTY LINE, TO A 5/8" CAPPED IRON REBAR SET AT A COMMON CORNER TO A 214.653 ACRE TRACT (TO BE RECORDED), SAID REBAR BEING THE TRUE POINT OF BEGINNING;

THENCE S 02°22'46" W 2073.54 FEET, WITH THE WASHINGTON COUNTY ATHENS COUNTY LINE, TO A 5/8" CAPPED IRON REBAR FOUND AT A COMMON CORNER TO THE 5.973 ACRE (TAXED) ROBERT J. JOHNSON TRACT (OFFICIAL RECORD 541, PAGE 1536) AND TO THE 71 ACRE (TAXED) GEORGE J. REYNOLDS TRACT (DEED VOLUME 526, PAGE 86), PASSING A 5/8" CAPPED IRON REBAR FOUND AT 705.62 FEET;

THENCE N 87°36'23" W 1760.37 FEET, WITH SAID 5.973 ACRE ROBERT J. JOHNSON TRACT, WITH THE 5.16 ACRE (TAXED) LOIS A. KERNS TRACT (OFFICIAL RECORD 511, PAGE 308) AND WITH THE 37.49 ACRE (TAXED) DAVID L. HASLEY TRACT (OFFICIAL RECORD 384, PAGE 494), TO A 5/8" CAPPED IRON REBAR FOUND AT THE SOUTHEAST CORNER OF THE 75.00 ACRE (TAXED) JENNIFER K. TOLLIVER MILLS TRACT (OFFICIAL RECORD 593, PAGE 1), PASSING A 5/8" CAPPED IRON REBAR FOUND 11.30 FEET RIGHT OF LINE AT 262.96 FEET, A 5/8" IRON REBAR FOUND AT 653.74 FEET, AND A 5/8" CAPPED IRON REBAR FOUND AT 1440.05 FEET;

THENCE N 02°35'56" E 1359.11 FEET, WITH SAID 75.00 ACRE JENNIFER K. TOLLIVER MILLS TRACT, TO A 5/8" CAPPED IRON REBAR FOUND;

THENCE N 87°53'40" W 1044.48 FEET, WITH SAID 75.00 ACRE JENNIFER K. TOLLIVER MILLS TRACT, TO A POINT IN THE CENTERLINE OF BRILL ROAD (ALSO



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KNOWN AS TOWNSHIP ROAD NUMBER 194), PASSING A 5/8" CAPPED IRON REBAR FOUND AT 1020.55 FEET;

THENCE, WITH THE CENTERLINE OF BRILL ROAD, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES;

- (1) THENCE N 48°49'21" W 47.60 FEET TO A POINT;
- (2) THENCE N 60°53'34" W 172.92 FEET TO A POINT;
- (3) THENCE N 63°06'56" W 187.97 FEET TO A POINT;
- (4) THENCE N 42°39'45" W 55.93 FEET TO A POINT;
- (5) THENCE N 34°27'08" W 52.27 FEET TO A POINT;
- (6) THENCE N 30°41'35" W 407.15 FEET TO A POINT;
- (7) THENCE N 27°07'15" W 91.08 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID 214.653 ACRE TRACT;

THENCE S 88°08'18" E 3500.30 FEET, WITH SAID 214.653 ACRE TRACT, TO THE TRUE POINT OF BEGINNING, PASSING A 5/8" CAPPED IRON REBAR SET AT 30.00 FEET;

CONTAINING 107.000 ACRES, INCLUDING 0.467 IN THE BRILL ROAD RIGHT OF WAY, PER AN ACTUAL FIELD SURVEY PERFORMED BY RANDALL R. CLINE II ON OR ABOUT 04/21/2023 AS SHOWN ON PLAT ATTACHED HERETO AND MADE APART THEREOF.

TAX INFORMATION:

78.142 ACRES IN SECTION 8: PART PARCEL: D020020000600
28.858 ACRES IN SECTION 8: PART PARCEL: D020020000601

BEING PART OF THE SAME TRACTS OR PARCELS OF LAND CONVEYED TO HARLEY SCHLABACH, JONAS MILLER, AND DONNIE WEAVER, IN OFFICIAL RECORD 588, PAGE 2566.

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

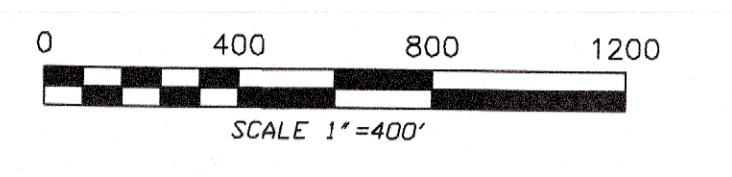
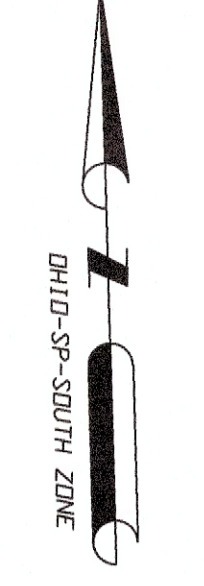
RANDALL R. CLINE II
PS #8096 OH

PROJECT NUMBER: 2230032 - TRACT TWO

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Bruce W. Miller*
DATE: 6/26/23





LEGEND
THESE SYMBOLS AND LINES MAY BE FOUND IN THE DRAWING.

(Symbol: Solid circle)	SET 5/8" CAPPED IRON REBAR
(Symbol: Circle with dot)	FOUND 5/8" CAPPED IRON REBAR
(Symbol: Circle with cross)	FOUND IRON REBAR/ROD
(Symbol: Circle with 'X')	FOUND MARKED STONE
(Symbol: Square with 'X')	POINT FOOT
(Symbol: Dashed line)	PROPERTY LINE
(Symbol: Dotted line)	RIGHT OF WAY
(Symbol: Solid line)	SECTION LINE
(Symbol: Dash-dot line)	ADJUTER LINE
(Symbol: Long-dashed line)	BARBED WIRE FENCE
(Symbol: Short-dashed line)	RUN/DITCH

LINE/BRANCH	LISTING
L1	S 53°44'44" E 602.24
L2	E 87°40'38" N 1211.50
L3	N 58°52'31" E 765.00
L4	E 84°20'34" N 104.40
L5	S 65°21'42" E 1211.50
L6	E 87°40'38" N 287.00
L7	N 72°23'42" E 334.00
L8	S 74°12'45" E 188.00
L9	N 84°23'00" E 292.00
L10	S 18°34'09" E 108.24
L11	E 87°40'38" N 189.00
L12	N 78°30'37" E 34.50
L13	E 87°40'38" N 176.23
L14	N 22°22'53" E 48.87
L15	E 29°24'53" E 91.00
L16	N 16°46'12" E 157.89
L17	N 03°18'01" E 123.50
L18	N 28°18'37" E 65.07
L19	N 02°58'19" E 131.00
L20	N 05°19'18" E 10.24
L21	N 02°58'19" E 131.00
L22	S 10°00'32" E 78.33
L23	S 18°17'39" E 133.24
L24	S 05°49'44" E 60.03
L25	N 28°18'37" E 65.07
L26	N 02°58'19" E 131.00
L27	N 05°19'18" E 10.24
L28	N 02°58'19" E 131.00
L29	S 10°00'32" E 78.33
L30	S 18°17'39" E 133.24
L31	S 05°49'44" E 60.03
L32	N 28°18'37" E 65.07
L33	N 02°58'19" E 131.00
L34	N 05°19'18" E 10.24
L35	N 02°58'19" E 131.00
L36	S 10°00'32" E 78.33
L37	S 18°17'39" E 133.24
L38	S 05°49'44" E 60.03
L39	N 28°18'37" E 65.07
L40	N 02°58'19" E 131.00
L41	N 05°19'18" E 10.24
L42	N 02°58'19" E 131.00
L43	S 10°00'32" E 78.33
L44	S 18°17'39" E 133.24
L45	S 05°49'44" E 60.03
L46	N 28°18'37" E 65.07
L47	N 02°58'19" E 131.00
L48	N 05°19'18" E 10.24
L49	N 02°58'19" E 131.00
L50	S 10°00'32" E 78.33
L51	S 18°17'39" E 133.24
L52	S 05°49'44" E 60.03
L53	N 28°18'37" E 65.07
L54	N 02°58'19" E 131.00
L55	N 05°19'18" E 10.24
L56	N 02°58'19" E 131.00
L57	S 10°00'32" E 78.33
L58	S 18°17'39" E 133.24
L59	S 05°49'44" E 60.03
L60	N 28°18'37" E 65.07

REFERENCES:
TRACT ONE:
274.653 ACRES
WESLEY TOWNSHIP
WASHINGTON COUNTY DHID
OFFICIAL RECORD 658, PAGE 2457

TAX MAP 17
SECTION 2, TOWN 7, RANGE 12
83.981 ACRES PARCEL 40008972000

TAX MAP 18
SECTION 2, TOWN 7, RANGE 12
72.317 ACRES PARCEL 40008976000
4.113 ACRES PARCEL 40008968000

BERN TOWNSHIP
ATHENS COUNTY DHID
OFFICIAL RECORD 588, PAGE 2566

SECTION 2, TOWN 7, RANGE 12
704 ACRES PART OF PARCEL 0020020000600
32.538 ACRES PART OF PARCEL 0020020000601

TRACT TWO:
107.000 ACRES
BERN TOWNSHIP
ATHENS COUNTY DHID
OFFICIAL RECORD 588, PAGE 2566

SECTION 2, TOWN 7, RANGE 12
78.142 ACRES PART OF PARCEL 0020020000600
28.858 ACRES PART OF PARCEL 0020020000601

TRACT THREE:
276.145 ACRES
WESLEY TOWNSHIP
WASHINGTON COUNTY DHID
OFFICIAL RECORD 658, PAGE 2457

TAX MAP 18
SECTION 3, TOWN 7, RANGE 12
42.641 ACRES PARCEL 400086736000
2.293 ACRES PARCEL 400086780000
39.370 ACRES PARCEL 400086740000
34.036 ACRES PARCEL 400086740000
62.830 ACRES PARCEL 400086730000
35.803 ACRES PARCEL 400086730000

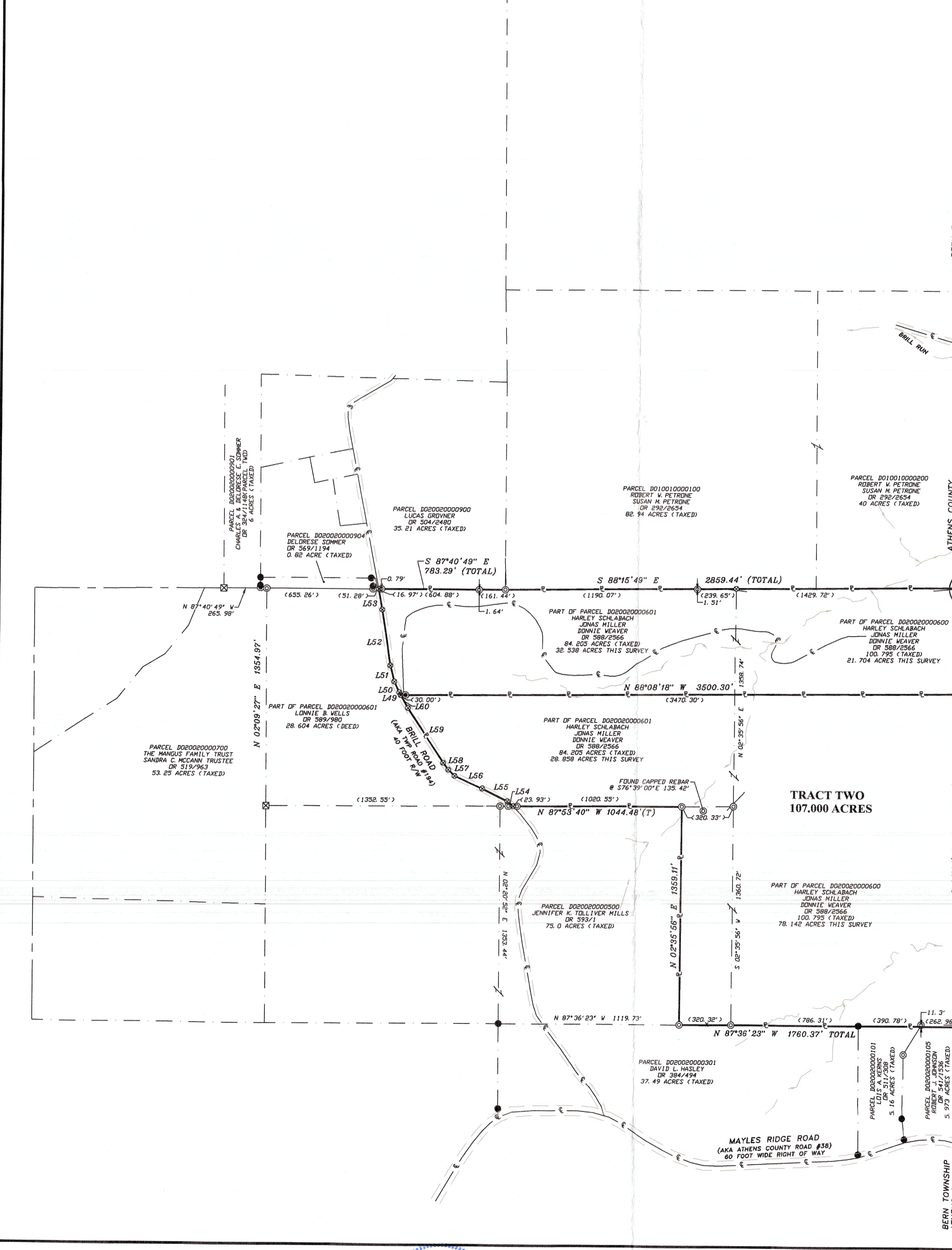
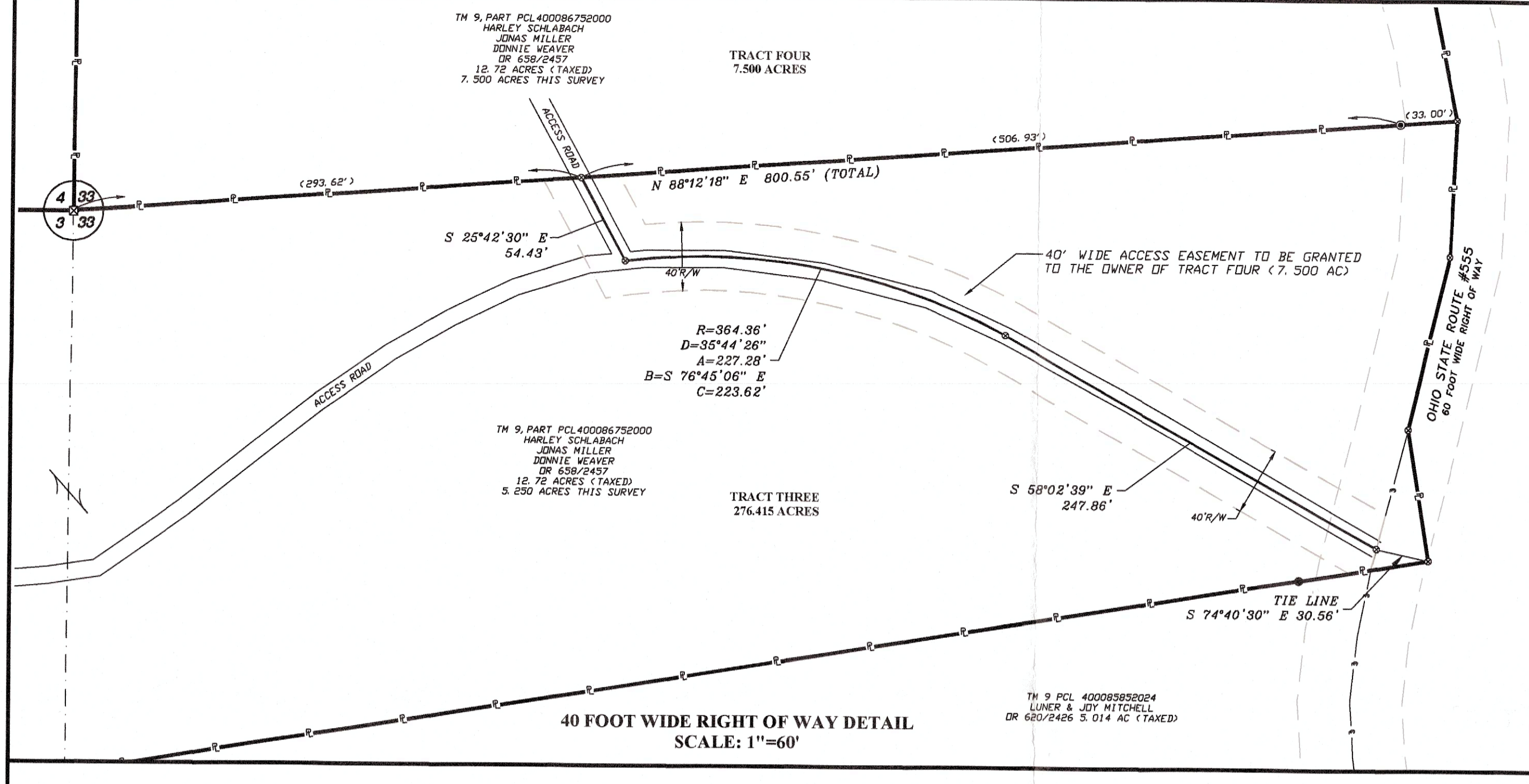
TAX MAP 9
SECTION 32, TOWN 7, RANGE 11
12.034 ACRES PARCEL 400086744000

TAX MAP 9
SECTION 33, TOWN 7, RANGE 11
30.593 ACRES PARCEL 400086740000
5.250 ACRES PART PARCEL 400086732000

TRACT FOUR:
7.500 ACRES
WESLEY TOWNSHIP
WASHINGTON COUNTY DHID
OFFICIAL RECORD 658, PAGE 2457

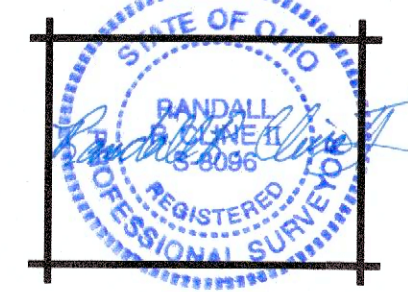
TAX MAP 9
SECTION 33, TOWN 7, RANGE 11
7.500 ACRES PART PARCEL 400086752000
TAX MAP OFFICE.

PLATS ON FILE IN THE WASHINGTON COUNTY, OHIO, ENGINEER'S OFFICE.
CHESTERHILL, DHID, QUADRANGLE.



PROJECT INFORMATION

DRAWN BY: RRC II	REVISIONS:
CHECKED BY: WS, RRC II	
DATE: 04/21/2023	



PICKERING ASSOCIATES
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SECTION 8, TOWN 7 NORTH, RANGE 12 WEST
BERN TOWNSHIP
ATHENS COUNTY, OHIO

SECTIONS 2 AND 3, TOWN 7 NORTH, RANGE 12 WEST
SECTIONS 32 AND 33, TOWN 7 NORTH, RANGE 11 WEST
WESLEY TOWNSHIP
WASHINGTON COUNTY, OHIO

BOUNDARY SURVEY
CREATING FOUR NEW TRACTS

PROJECT #2230032

Washington Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
DATE: 4/24/23