

PIONEER ENGINEERING & SURVEYING, LLC

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

DESCRIPTION OF PROPERTY DAVID W. JONES & BECKY S. JONES TRACT 3

DESCRIPTION OF PROPERTY - TRACT 3

Situated in The State of Ohio, Athens County, Troy Township, Town. 5N, Range 11W, Section No. 6, Reference Deed, OR 358, Page 458 and Auditor No. L01-00100554-00.

Being part of the Northwest Quarter of Section 6 and Bounded on the north by Property to be conveyed to David W. Jones & Becky S. Jones, OR 579, Page 2056, Tract 2 (Section No 1, Decatur Township in Washington County) & Lynn Karren Carson, OR 436, Page 192 (Section No 1, Decatur Township in Washington County), on the east by Kenneth K. Klemm, OR 200, Page 74, on the south by Edith & Jack England, OR 308, Page 911 & Alan Brigner, OR 407, Page 1565 and on the west by Property to be conveyed to John E. Fryman Jr. & Heidi C. Fryman, Tract 5 and being more precisely described as follows:

Beginning at a 3" X 12" stone with a '+' cut in top found at the Northwest Corner of Section No. 6, Troy Township in Athens County and the South Line of Section No. 7, Decatur Township in Washington County, thence along the North Line of Section No. 6, Troy Township in Athens County and the South Line of Section No. 7, Decatur Township in Washington County and bearing N 89° 41' 38" E, 549.90 feet to a 6" X 8" unmarked stone found at the Southwest Corner of Section No. 1, Decatur Township in Washington County and the North Line of Section No. 6, Troy Township in Athens County, thence continuing along the North Line of Section No. 6, Troy Township in Athens County and the South Line of Section No. 7, Decatur Township in Washington County and bearing S 89° 58' 08" E, 1451.71 feet to a 5/8" capped iron pin set by R. Roush S-7999, passing thru a 5/8" uncapped iron pin found at 50.05 feet, said 5/8" capped iron pin set by R. Roush S-7999 on the North Line of Section No. 6, Troy Township in Athens County and the South Line of Section No. 7, Decatur Township in Washington County being the **true place of beginning**;

Thence along a line common to Property to be conveyed to David W. Jones & Becky S. Jones, OR 579, Page 2056, Tract 2 (Section No 1, Decatur Township in Washington County) & Lynn Karren Carson, OR 436, Page 192 (Section No 1, Decatur Township in Washington County) and continuing along the North Line of Section No. 6, Troy Township in Athens County and the South Line of Section No. 7, Decatur Township in Washington County and bearing S 89° 58' 08" E, 772.60 feet to a 24" Diameter Red Oak, passing thru a 5/8" capped iron pin set by R. Roush S-7999 at 300.92 feet;

Thence leaving the North Line of Section No. 6, Troy Township in Athens County and the South Line of Section No. 7, Decatur Township in Washington County and along a line common to Kenneth K. Klemm, OR 200, Page 74 and bearing S 00° 00' 00" E, 713.31 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 10.00 feet;

Thence along a line common to Edith & Jack England, OR 308, Page 911 and bearing S 84° 11' 29" W, 535.50 feet to a 5/8" capped iron pin set by R. Roush S-7999;

Thence along a line common to Edith & Jack England, OR 308, Page 911 & Alan Brigner, OR 407, Page 1565 and bearing S 89° 11' 29" W, 236.81 feet to point in a small stream;

Thence along a line common to Property to be conveyed to John E. Fryman Jr & Heidi C. Fryman, OR 358, Page 458, Tract 5 and bearing N 00° 13' 43" W, 771.27 feet to a 5/8" capped iron pin set by R. Roush S-7999 on the North Line of North Line of Section No. 6, Troy Township in Athens County and the South Line of Section No. 7, Decatur Township in Washington County, passing thru a 5/8" capped iron pin set by R. Roush S-7999 at 30.25 feet;

Said 5/8" capped iron pin set by R. Roush S-7999 on the North Line of North Line of Section No. 6, Troy Township in Athens County and the South Line of Section No. 7, Decatur Township in Washington County being the **true place of beginning**;

Containing 13.267 acres more or less.

Basis of bearings of the above surveyed tract: Bearing of the North Line of Section No. 6 in Troy Township in Athens County (South Line of Section No. 1 in Decatur Township in Washington County) was assumed as North 89° 58' 08" West.

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

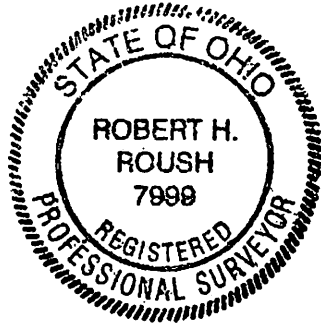
Surveying, LLC on September 28, 2016, under the direction of Robert H. Roush PE, PS S-7999.

Robert H. Roush

Robert H. Roush
S-7999

June 4, 2017

Date



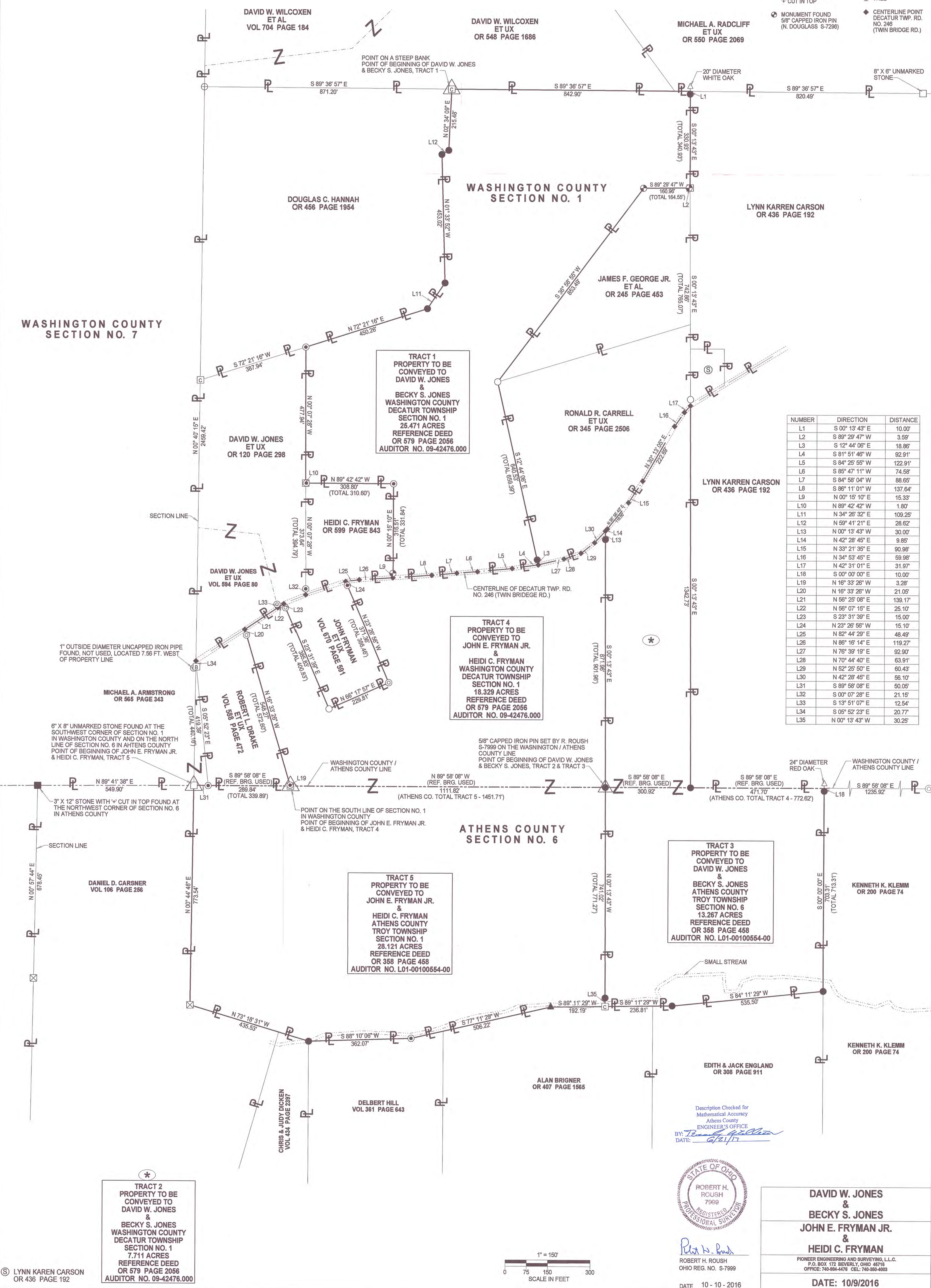
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Robert H. Roush*
DATE: 6/21/17

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

**ATHENS COUNTY, OHIO
TROY TOWNSHIP
SECTION 6, TOWN. 5N, RANGE 11W
WASHINGTON COUNTY, OHIO
DECATUR TOWNSHIP
SECTION 1, TOWN 6N, RANGE 11W**

- LEGEND**
- ⊙ MONUMENT FOUND 1" O.D. UNCAPPED IRON PIPE
 - MONUMENT FOUND 1-1/2" O.D. UNCAPPED IRON PIPE
 - ⊕ MONUMENT FOUND 5/8" UNCAPPED IRON PIN
 - ⊕ MONUMENT FOUND 5/8" MINE BOLT
 - MONUMENT FOUND UNMARKED STONE
 - MONUMENT FOUND 3" X 12" STONE WITH 1/4" CUT IN TOP
 - ⊙ MONUMENT FOUND 5/8" CAPPED IRON PIN (N. DOUGLASS S-7298)
 - ⊠ MONUMENT FOUND 5/8" CAPPED IRON PIN (R. CLINE II S-8098)
 - ⊠ MONUMENT FOUND 5/8" CAPPED IRON PIN (F. BLAIR S-5678)
 - MONUMENT SET 5/8" CAPPED IRON PIN (R. ROUSH S-7999)
 - ▲ MONUMENT SET NAIL (R. ROUSH S-7999)
 - ⊠ CALCULATED POINT AT PROPERTY CORNER
 - △ TREE
 - ◆ CENTERLINE POINT DECATUR TWP. RD. NO. 246 (TWIN BRIDGE RD.)



NUMBER	DIRECTION	DISTANCE
L1	S 00° 13' 43" E	10.00'
L2	S 89° 29' 47" W	3.59'
L3	S 12° 44' 06" E	18.86'
L4	S 81° 51' 46" W	92.91'
L5	S 84° 25' 55" W	122.91'
L6	S 85° 47' 11" W	74.58'
L7	S 84° 58' 04" W	88.65'
L8	S 88° 11' 01" W	137.64'
L9	N 00° 15' 10" E	15.33'
L10	N 89° 42' 42" W	1.80'
L11	N 34° 26' 32" E	109.25'
L12	N 59° 41' 21" E	28.62'
L13	N 00° 13' 43" W	30.00'
L14	N 42° 28' 45" E	9.85'
L15	N 33° 21' 35" E	90.98'
L16	N 34° 53' 45" E	59.98'
L17	N 42° 31' 01" E	31.97'
L18	S 00° 00' 00" E	10.00'
L19	N 16° 33' 28" W	3.28'
L20	N 16° 33' 28" W	21.05'
L21	N 56° 25' 08" E	139.17'
L22	N 66° 07' 15" E	25.10'
L23	S 23° 31' 39" E	15.00'
L24	N 23° 26' 55" W	15.10'
L25	N 82° 44' 29" E	48.49'
L26	N 86° 16' 14" E	119.27'
L27	N 76° 39' 19" E	92.90'
L28	N 70° 44' 40" E	63.91'
L29	N 52° 25' 50" E	60.43'
L30	N 42° 28' 45" E	56.10'
L31	S 89° 58' 08" E	50.05'
L32	S 00° 00' 00" E	21.15'
L33	S 13° 51' 07" E	12.54'
L34	S 05° 52' 23" E	20.77'
L35	N 00° 13' 43" W	30.25'

LYNN KAREN CARSON
OR 436 PAGE 192

TRACT 2
PROPERTY TO BE
CONVEYED TO
DAVID W. JONES
&
BECKY S. JONES
WASHINGTON COUNTY
DECATUR TOWNSHIP
SECTION NO. 1
7.711 ACRES
REFERENCE DEED
OR 579 PAGE 2056
AUDITOR NO. 09-42476.000

TRACT 5
PROPERTY TO BE
CONVEYED TO
JOHN E. FRYMAN JR.
&
HEIDI C. FRYMAN
ATHENS COUNTY
TROY TOWNSHIP
SECTION NO. 1
28.121 ACRES
REFERENCE DEED
OR 358 PAGE 458
AUDITOR NO. L01-00100564-00

TRACT 4
PROPERTY TO BE
CONVEYED TO
JOHN E. FRYMAN JR.
&
HEIDI C. FRYMAN
WASHINGTON COUNTY
DECATUR TOWNSHIP
SECTION NO. 1
18.329 ACRES
REFERENCE DEED
OR 579 PAGE 2056
AUDITOR NO. 09-42476.000

TRACT 1
PROPERTY TO BE
CONVEYED TO
DAVID W. JONES
&
BECKY S. JONES
WASHINGTON COUNTY
DECATUR TOWNSHIP
SECTION NO. 1
25.471 ACRES
REFERENCE DEED
OR 579 PAGE 2056
AUDITOR NO. 09-42476.000

TRACT 3
PROPERTY TO BE
CONVEYED TO
DAVID W. JONES
&
BECKY S. JONES
ATHENS COUNTY
TROY TOWNSHIP
SECTION NO. 6
13.267 ACRES
REFERENCE DEED
OR 358 PAGE 458
AUDITOR NO. L01-00100564-00

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Robert H. Roush*
DATE: 6/21/17



ROBERT H. ROUSH
OHIO REG. NO. S-7999
DATE: 10-10-2016

**DAVID W. JONES
&
BECKY S. JONES
JOHN E. FRYMAN JR.
&
HEIDI C. FRYMAN**
PIONEER ENGINEERING AND SURVEYING, L.L.C.
P.O. BOX 172 BEVERLY, OHIO 45716
OFFICE: 740-894-4476 CEL: 740-560-4003
DATE: 10/9/2016

