

## Description of 82.352 Acres

The following described parcel is a new survey of the Delmer W. and Octa Peters property as conveyed by Deed Volume 348, Page 735 of the Athens County Recorder's Office.

Situated in the State of Ohio, County of Athens, Township of Alexander, being parts of Farm Lot No.'s 2, 3, and 6 being in Section 35, Range 14 West, Township 8 North, of "The Ohio Company Purchase", and being bounded and described as follows:

**BEGINNING** at a 5/8" iron pin set at the southeast corner of Farm Lot No. 2 (Note: Reference bearing on the south line of Farm Lot No. 2 used as North 85°46'41" West as calculated from a GPS Observation NAD 83 Ohio South Zone.);

thence, from said Point of Beginning with the south line of Farm Lot No. 2, North 85°46'41" West a distance of 672.42 feet to a point in the center of Township Road No. 550 (Bailey Road), passing through a 5/8" iron pin set at a distance of plus 642.42 feet;

thence, with the center of Township Road No. 550, the following 9 courses:

1. North 34°48'59" East a distance of 74.87 feet to a point;
2. thence North 38°50'55" East a distance of 89.70 feet to a point;
3. thence North 43°08'30" East a distance of 174.39 feet to a point;
4. thence North 30°33'18" East a distance of 113.19 feet to a point;
5. thence North 20°35'06" East a distance of 72.68 feet to a point;
6. thence North 12°32'00" East a distance of 81.16 feet to a point;
7. thence North 08°19'22" East a distance of 196.55 feet to a point;
8. thence North 04°12'05" East a distance of 114.14 feet to a point;
9. thence North 02°49'07" West a distance of 225.55 feet to a point in the north line of a 5.00 acres tract as conveyed to Daniel Sheets by Official Records Volume 548, Page 421 of the Athens County Recorder's Office;

thence, leaving the road and with said Sheets 5.00 acres tract, the following 3 courses:

1. South 82°25'48" West a distance of 255.69 feet to a 5/8" iron pin found capped "Newman 8043", passing through a 5/8" iron pin found capped "Newman 8043" at a distance of plus 30.00 feet;
2. thence South 78°02'53" West a distance of 258.03 feet to a 5/8" iron pin found capped "Newman 8043";
3. thence South 22°22'41" West a distance of 561.36 feet to a point in the center of County Road No. 80 (Enlow Road), passing through a 5/8" iron pin found capped "Newman 8043" at a distance of plus 531.36 feet;

thence, with the center of County Road No. 80, North 41°09'38" West a distance of 351.45 feet to a point in the west line of Farm Lot No. 2;

thence, with the west line of Farm Lot No. 2, North 03°56'23" East a distance of 1,992.63 feet to a 5/8" iron pin set at the northwest corner of Farm Lot No. 2, passing through a 5/8" iron pin set at a distance of plus 30.00 feet, passing through a fence corner post found at a distance of plus 1,196.27 feet, respectively;

thence, with the west line of Farm Lot No. 6, North 03°38'52" East a distance of 1,010.69 feet to a 5/8" iron pin set in the common boundary with a 63.66 acres tract as conveyed to Floyd S. and Kathy L. Wolfe by Official Records Volume 563, Page 989;

thence, with said Wolfe property, the following 2 courses:

1. South 86°01'46" East a distance of 460.27 feet to a 5/8" iron pin set;
2. thence South 04°56'00" West a distance of 1,010.82 feet to a 5/8" iron pin set in the south line of Farm Lot No. 6 and being the north line of Farm Lot No. 2;

thence, with the south line of said Wolfe property and being the common farm lot line, South 86°01'46" East a distance of 909.71 feet to a 5/8" iron pin found capped "Newman 8043" at the northeast corner of Farm Lot No. 2 and being the southeast corner of Farm Lot No. 6;

thence, with the east line of Farm Lot No. 2, South 04°25'22" West a distance of 878.30 feet to a fence corner post found at the northwest corner of Farm Lot No. 3 and being the southwest corner of Farm Lot No. 4;

thence, with the north line of Farm Lot No. 3, South 85°31'33" East a distance of 233.58 feet to a 5/8" iron pin set at the northwest corner of a 36.42 acres tract as conveyed to Jo. Ann Pfeiffer by Official Records Volume 455, Page 1954 of the Athens County Recorder's Office;

thence, with the west line of said Pfeiffer property and an extension thereof, South 08°22'28" West a distance of 1,772.44 feet to a 5/8" iron pin set in the south line of Farm Lot No. 3 at the southwest corner of a 37.43 acres tract as conveyed to Mary Ellen Hanning by Official Records Volume 305, Page 469 of the Athens County Recorder's Office;

thence, with the south line of Farm Lot No. 3, North 85°52'23" West a distance of 111.44 feet to the **POINT OF BEGINNING**;

containing 82.352 acres, more or less, of which:

- 64.932 acres are in Farm Lot No. 2 Parcel No. B010010094800;
- 7.004 acres are in Farm Lot No. 3 Parcel No. B010010094900 and
- 10.416 acres are in Farm Lot No. 6 Parcel No. B010010095000.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of County Road No. 80 (Enlow Road).

Subject to the right-of-way of Township Road No. 550 (Bailey Road).



Page 3 of 3  
Description of 82.352 Acres

Subject to the 100-year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped and labeled "Biedenbach Surveying, LLC. PS 7881".

The bearings in this description are for angle calculations only and are based on the south line of Farm Lot No. 2 of Section 35 used as a grid bearing of North 85°46'41" West as calculated from a GPS Observation NAD 83 Ohio South Zone.

A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of November 2, 2021. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Deed Volume 348, Page 735.

*Nov. 2, 2021 Gregory A. Biedenbach*

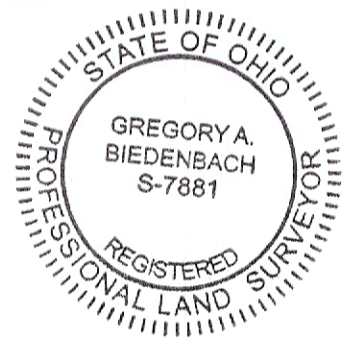
Date Gregory A. Biedenbach  
Ohio Registered Surveyor  
No. 7881.

Cc: Survey File: GB-3839F

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

NOV 17 2021

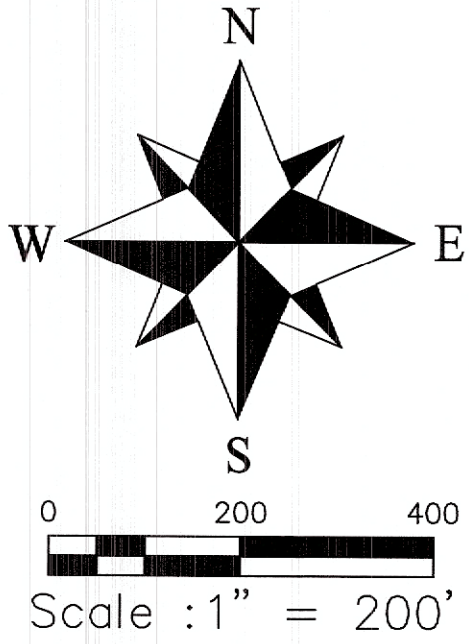
Jill Thompson  
Athens County Auditor



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Jill Thompson*  
DATE: *11/16/21*



# Survey Plat for PropLogix Delmar W. & Octa M. Peters

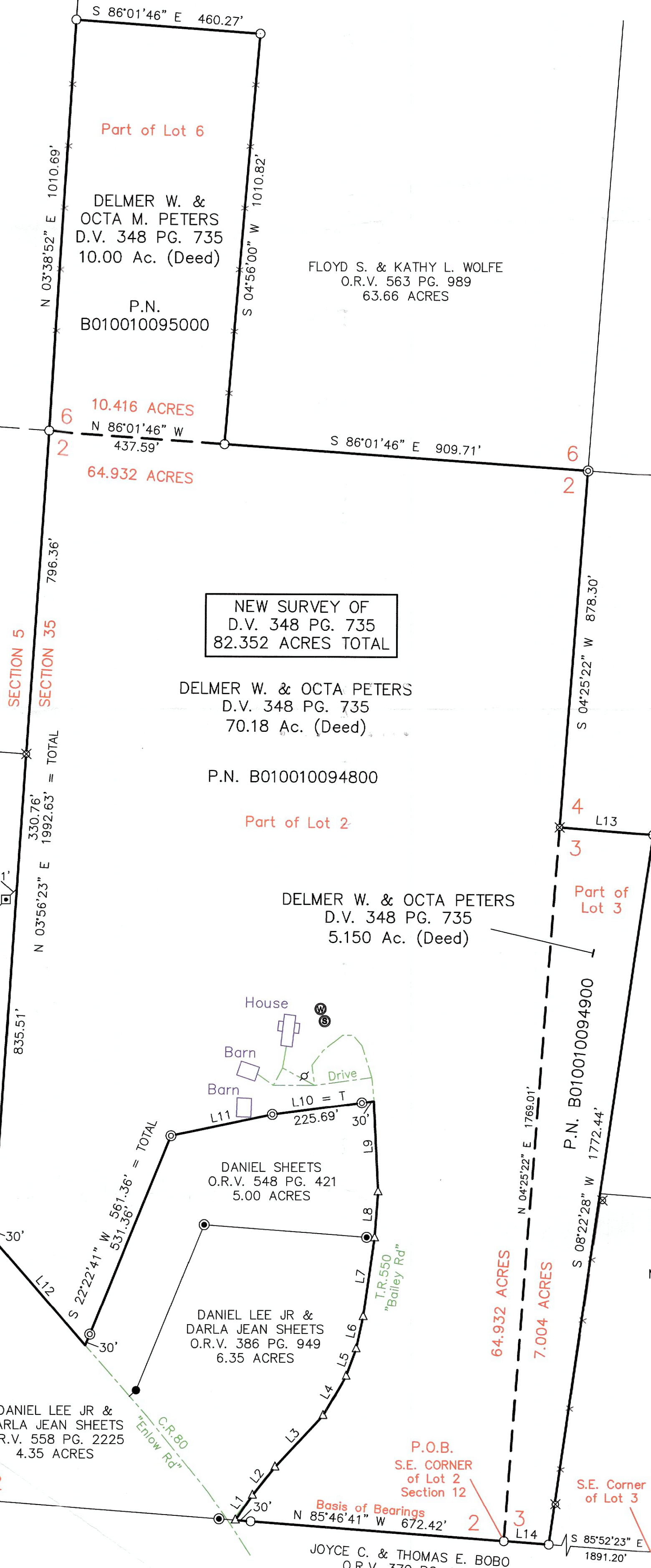


SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF ALEXANDER, BEING PART OF FARM LOTS 2, 3 & 6 OF SECTION 35, RANGE 14 WEST, TOWNSHIP 8 NORTH OF "OHIO COMPANY PURCHASE".

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON THE SOUTH LINE OF FARM LOT 2 OF SECTION 35 USED AS A GRID BEARING OF NORTH 85°46'41" WEST AS CALCULATED FROM A GPS OBSERVATION NAD 83 OHIO SOUTH ZONE.

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- ▲ = Railroad Spike Found
- = I.P.F. Uncapped
- ⊙ = 5/8" I.P.F. "Bayha 6139"
- ⊗ = 5/8" I.P.F. "Newman 8043"
- ⊗ = Post Found
- △ = Survey Angle Point
- - - = Existing Fence Line
- ⊙ = Existing Power Pole
- ⊙ = Existing Water Well
- ⊙ = Existing Septic Tank
- ⊙ = 5/8" I.P.F. "Branner 6805"

LINE	BEARING	DISTANCE
L1	N 34°48'59" E	74.87'
L2	N 38°50'55" E	89.70'
L3	N 43°08'30" E	174.39'
L4	N 30°33'18" E	113.19'
L5	N 20°35'06" E	72.68'
L6	N 12°32'00" E	81.16'
L7	N 08°19'22" E	196.55'
L8	N 04°12'05" E	114.14'
L9	N 02°49'07" W	225.55'
L10	S 82°25'48" W	225.69'
L11	S 78°02'53" W	258.03'
L12	N 41°09'38" W	351.45'
L13	S 85°31'33" E	233.58'
L14	N 85°52'23" W	111.44'



JANET HARNER  
O.R.V. 455 PG. 1951  
104.49 ACRES

FLOYD S. & KATHY L. WOLFE  
O.R.V. 563 PG. 989  
63.66 ACRES

MARJORIE ANN GIBBS TRUSTEE  
O.R.V. 300 PG. 2377  
22.28 ACRES

JO ANN PFEIFFER  
O.R.V. 455 PG. 1954  
40.00 ACRES

JO ANN PFEIFFER  
O.R.V. 455 PG. 1954  
36.42 ACRES

### PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP THE PLAINS.
- (4) SURVEY PLATS BY JOHN M. BRANNER.
- (5) SURVEY PLATS BY GERALD W. BAYHA.
- (6) SURVEY PLATS BY ROBERT H. EASON.
- (7) SURVEY PLATS BY KENNETH E. HIGHLAND.
- (8) SURVEY PLATS BY CHARLES T. NEWMAN.

MARY ELLEN HANNING  
O.R.V. 305 PG. 469  
37.43 ACRES



### SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES. TITLE IS NOT GUARANTEED BY THIS SURVEY.

*Gregory A. Biedenbach* 11/21/2021  
 GREGORY A. BIENDBACH  
 OHIO REG. SURVEYOR PS 7881  
 BIENDBACH SURVEYING, LLC.  
 114 ADAMS AVENUE  
 WOODSFIELD, OHIO 43793  
 1.740.472.1262 OFFICE  
 1.740.472.5298 FAX

NOTE: THIS MAP IS AN ORIGINAL COPY ONLY WITH ORIGINAL SIGNATURE AND SEAL.

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Rebecca Williams*  
 DATE: 11/16/21

Survey File No.: GB-3839F

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD. SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE. SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.