

## Description of 12.455 Acres

The following described parcel is a retracement survey of the Andrew M. Lang et.al. property as described in Official Records Volume 535, Page 1828 of the Athens County Recorder's Office.

Situated in the State of Ohio, County of Athens, Township of Rome, being in the northeast quarter of Section 16, Range 12 West, Township 6 North, of "The Ohio Company Purchase", and being bounded and described as follows:

Commencing for reference at the calculated northeast corner of Section 16 (Note: Reference bearing on the north line of the northeast quarter of Section 16 used as North 89°25'15" West.);

thence, with the north line of Section 16, North 89°25'15" West a distance of 2,039.95 feet to the northwest corner of Lot No. 4 and being the northeast corner of the Tony M. Smith, et.al. property as described in Official Records Volume 576, Page 1162 of the Athens County Recorder's Office;

thence, with the east line of said Smith et.al property, South 00°55'52" West a distance of 1,015.87 feet to a point in the center of Township Road No. 192 (Featherstone Road), being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning with the west line of the Melissa Ann McElroy 13.864 acres tract as described in Official Records Volume 612, Page 762 of the Athens County Recorder's Office, South 00°55'52" West a distance of 550.05 feet to a 5/8" iron pin found capped "Newman" at the northwest corner of the Diane J. and Robert S. II Mastnardo property as described in Official Records Volume 620, Page 1939 and being the Bradley D. Powell property as described in Official Records Volume 620, Page 2317 of the Athens County Recorder's Office, passing through a ¼" pinch top pipe at a distance of plus 24.28 feet;

thence, with the west line of said Mastnardo-Powell property, South 00°41'17" West a distance of 947.20 feet to a 5/8" iron pin found uncapped in the north line of the Richard E. Wilson property as described in Official Records Volume 394, Page 1074 of the Athens County Recorder's Office;

thence, with the north line of said Wilson property, North 88°17'22" West a distance of 199.89 feet to a 5/8" iron pin found uncapped at the southeast corner of the Patricia K. Wilson 29.2978 acres tract as described in Deed Volume 371, Page 705 of the Athens County Recorder's Office;

thence, with the east line of said Wilson 29.2978 acres tract, North 11°44'12" West a distance of 1,533.08 feet to a point in the center of Township Road No. 192, passing through a mine bolt found at a distance of plus 1,508.77 feet;

thence, with the center of Township Road No. 192, the following 2 courses:

1. South 81°19'30" East a distance of 104.04 feet to a point;
2. thence North 89°13'29" East a distance of 429.16 feet to the **POINT OF BEGINNING**, passing through two 5/8" iron pins found at distances of plus 425.57 feet and plus 428.63 feet, respectively;

Page 2 of 2  
Description of 12.455 Acres

containing 12.455 acres, more or less, being all of Parcel No. K010010037000.

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

Subject to the right-of-way of Township Road No. 192 (Featherstone Road).

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 north line of the northeast quarter of Section 16 used as North 89°25'15" West.

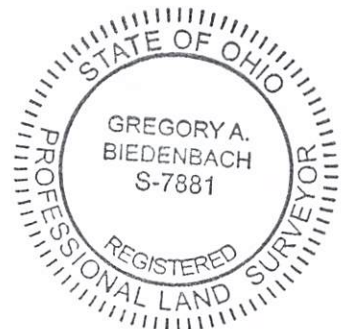
A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of September 26, 2025. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 535, Page 1828.

Sept. 26, 2025 Gregory A. Biedenbach  
Date Gregory A. Biedenbach  
Ohio Registered Surveyor  
No. 7881.

Cc: Survey File: GB-4605F



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: [Signature]  
DATE: 11/18/25

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

NOV 21 2025

Jill Davidson  
Athens County Auditor

# Survey Plat for Andrew M. Lang et.al

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF ROME, BEING IN THE NORTHEAST QUARTER OF SECTION 16, RANGE 12 WEST, TOWNSHIP 6 NORTH OF "THE OHIO COMPANY PURCHASE".

PATRICIA K. WILSON  
D.V. 371 PG. 705  
29.2978 AC.

## PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP STEWART.
- (4) SURVEY PLAT BY CHARLES NEWMAN.
- (5) SURVEY PLAT BY JOHN BRANNER.
- (6) SURVEY PLAT BY HAROLD D. WHALEY.
- (7) SURVEY PLAT BY GERALD W. BAYHA.

LINE	BEARING	DISTANCE
L1	S 00°55'52" W	550.05'
L2	N 88°17'22" W	199.89'
L3	S 81°19'30" E	104.04'
L4	N 89°13'29" E	429.16'

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- △ = survey angle point
- = 5/8" I.P.F. uncapped
- ⊙ = mine bolt found
- ⊗ = 3/4" pinch top pin found
- ⊙ = 5/8" I.P.F. capped "Newman"

O.R.V. 370 PG. 318 18.93 AC.

TONY M. SMITH ET.AL.  
O.R.V. 576 PG. 1162  
11.64 AC.

NEW SURVEY OF  
O.R.V. 535 PG. 1828  
12.455 ACRES

ANDREW M. LANG, ET.AL.  
O.R.V. 535 PG. 1828  
P.N. K010010037000

N 89°25'15" W  
2039.95' (CALC)  
"Basis of Bearings"  
N.W. CORNER  
LOT 4  
P.O.B.  
24.28'  
L4=Tot.  
425.57'  
L3  
24.31'  
0.53'  
3.06'  
S 00°55'52" W  
1015.87' (CALC)  
CENTER T.R. 192  
"FEATHERSTONE RD."

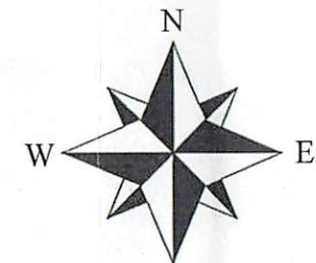
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Gregory A. Biedenbach*  
DATE: 10/17/25

SEE: CHARLES T. NEWMAN SURVEY  
MELISSA ANN  
McELROY  
O.R.V. 612 PG. 762  
13.864 AC.

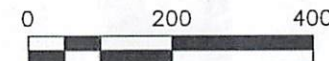
DIANE J. MASTNARDO  
ROBERT S. MASTNARDO II  
7/12 INTEREST  
O.R.V. 620 PG. 1939  
32 AC.

BRADLEY D. POWELL  
5/12 INTEREST  
O.R.V. 620 PG. 2317  
32 AC.

RICHARD E. WILSON  
O.R.V. 394 PG. 1074  
21.07 AC.



Scale : 1" = 200'



THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16 USED AS NORTH 89°25'15" WEST.

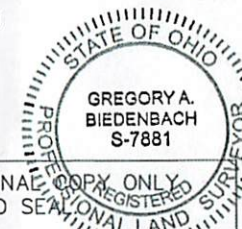
SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD. SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE. SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

## 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* 10/18/2025  
DATE:

GREGORY A. BIEDENBACH  
OHIO REG. SURVEYOR PS 7881  
BIEDENBACH 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

Survey File No.: GB-4605F