

**Survey for
William J. Ferguson
11.016 Acres more or less**

Situated in the State of Ohio, County of Athens, Township of Rome, being in the Southwest Quarter of Section 1, Township 6N., Range 12W. of the Ohio Company Purchase (O.C.P.) and being all of the original tracts (Parcel K010010006908 carried as 5.008 acres and Parcel K010010006909 carried as 6.008 acres) as transferred to William J. Ferguson and recorded in Official Record Book 576, Page 2184 and being bounded and described as follows:

Beginning at a stone found with an "X", taken to be the northeast corner of said Southwest Quarter of Section 1;

thence, South 28 degrees 16 minutes 48 seconds West a distance of 1802.18 feet to an iron pin set in a prior survey, being in the westerly line of a 25.321 acre tract as conveyed to Benjamin T. Laurendeau and recorded in Official Record Book 576, Page 1938 and being the principle **Point of Beginning** of this survey;

thence with the westerly line of said 25.321 acre tract, South 10 degrees 36 minutes 49 seconds East a distance of 223.85 feet to an iron pin set in a prior survey, being the southwesterly corner of said 25.321 acre tract, taken to be in the northerly line of a 5.01 acre tract as conveyed to Ralph Jamie Brunty and recorded in Official Record Book 426, Page 2179;

thence with a line taken to be the northerly line of said 5.01 acres tract, South 79 degrees 23 minutes 10 seconds West a distance of 950.00 feet to a point in the centerline of Boyer Road (T-1302), taken to be the northwesterly corner of said 5.01 acre tract, being the southeasterly corner of a 13.647 acre tract as conveyed to Jason Kiddey and Amanda Kiddey and recorded in Official Record Book 576, Page 1625, passing an iron pin set in a prior survey at a distance of 934.92 feet;

thence with the centerline of said Boyer Road, being the easterly line of said 13.647 acre tract for the next 5 calls:

1. North 22 degrees 15 minutes 21 seconds West a distance of 85.68 feet to a point; thence
2. North 24 degrees 5 minutes 15 seconds West a distance of 143.89 feet to a point; thence
3. North 24 degrees 5 minutes 15 seconds West a distance of 54.52 feet to a point; thence
4. North 25 degrees 14 minutes 47 seconds West a distance of 73.64 feet to a point; thence
5. North 25 degrees 41 minutes 33 seconds West a distance of 129.53 feet to a point, being in the easterly line of said 13.647 acre tract, being the southwesterly corner of a 9.006 acre tract as conveyed to Lawrence M. Babbitt and Jessica V. Babbitt and recorded in Official Record Book 576, Page 557;

thence leaving the centerline of said Boyer Road and with the southerly line of said 9.006 acre tract, North 79 degrees 23 minutes 10 seconds East a distance of 970.21 feet to an iron pin set in a prior survey, being the southeasterly corner of said 9.006 acre tract, being in the westerly line of said 25.321 acre tract as conveyed to Benjamin T. Laurendeau, passing an iron pin set in a prior survey at a distance of 15.89 feet;

thence with the westerly line of said 25.321 acre tract for the next 3 calls:

1. North 79 degrees 23 minutes 10 seconds East a distance of 164.31 feet to an iron pin set in a prior survey; thence
2. South 18 degrees 32 minutes 2 seconds West a distance of 141.05 feet to an iron pin set in a prior survey; thence
3. South 10 degrees 36 minutes 49 seconds East a distance of 126.15 feet to the **Point of Beginning** and containing 11.016 acres more or less and subject to all legal rights-of-way, restrictions, reservations, zoning regulations of record and easements of record.

All iron pins set are 5/8" steel rebar, 30 inches in length with a blue cap marked "Kinnison PS 8231".

All Deed Volumes and Official Record Books are referenced to the Athens County Recorder's Office.

Bearings are based upon the North 2 degrees 39 minutes 45 seconds East line (NAD-83, Ohio South) of the west line of the Southwest Quarter of Section 1, Rome Township. All bearings are from angles and distances as measured in the field and tied by GPS to the ODOT CORS stations.

A survey of this property was completed in January 20, 2022 under the supervision of Michael A. Kinnison, Engineer and Surveyor, 5155 Browns Farm Lane, Grove City, Ohio. Registered Surveyor Number 8231.



[Handwritten Signature]
 Michael A. Kinnison, P.L.S. No. 8231

2/23/22
 Date

***** End of Description *****

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *[Handwritten Signature]*
 DATE: 2/28/22

Kinnison Engineering and Surveying, LLC
Michael A. Kinnison, P.E., P.S.
 5155 Browns Farm Lane,
 Grove City, Ohio 43123
 Telephone: 740-979-9505

This survey is not valid without the original signature and seal of the Land Surveyor.



LEGEND	
	5/8" Steel Rebar Set in a prior survey, 30" in Length, Cap Stamped, "Kinnison PS 8231"
	Point
	Stone Found with an "X"

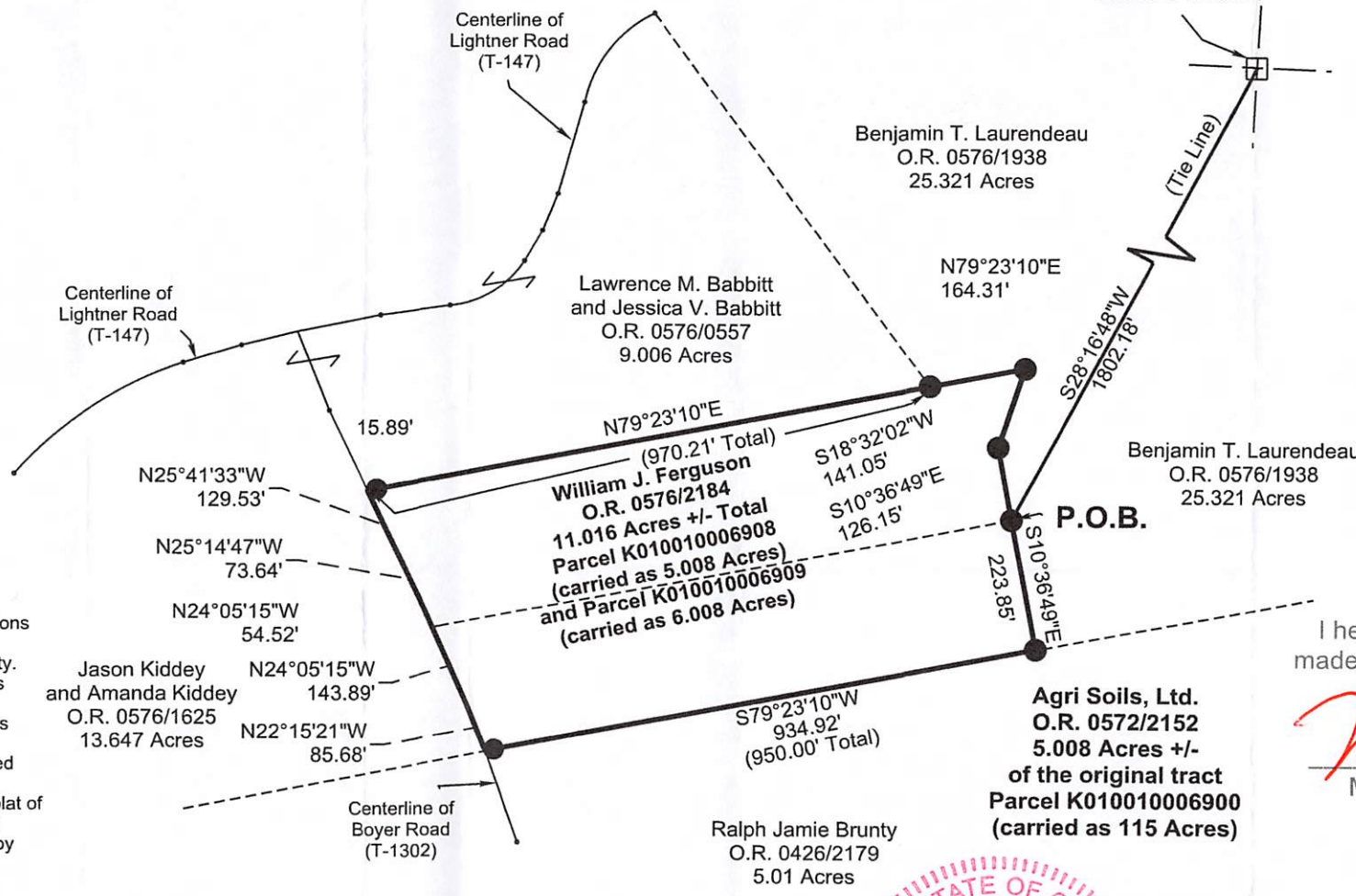
Attention:
 This plat of survey represents the minimum standards for Boundary Surveys in the State of Ohio as adopted by 5-1-80 of the Administrative Code Chapted 4733-37, local governing requirements if more stringent, shall be adhered to.

Notes:
 1. There may be additional easements, restrictions and/or matters not shown on this survey which may be found in the public records of this county.
 2. Underground utilities were not located unless otherwise noted.
 3. Interior improvements were not located unless otherwise noted.
 4. This survey is not valid without the original red signature and red seal of Michael A. Kinnison.
 5. This plat of survey is based upon a sample plat of survey as designated on the Professional Land Surveyors of Ohio, Inc. brochure and adopted by this county.

FILE NAME	DRAWING	
2FERGUSONAGRILIGHTFORMg2	DFRMg2	
SCALE	DATE	DRAWN BY
300 Ft/in	2-23-2022	M.A.K.
JOB	REVISION	SHEET
20-066	1/1	1/1

This map was drawn with TRAVERSE PC Software

Bearings are based upon the North 2 Degrees 39 Minutes 45 Seconds East line (NAD-83, Ohio South) of the west line of the Southwest Quarter of Section 1, Rome Township. All bearings are from angles and distances as measured in the field and tied by GPS to the ODOT CORS Stations.



- Reference Documents:**
1. Deeds and Prior as Listed
 2. Prior Surveys
 3. Tax Plats
 4. G.I.S.
 5. Existing Monuments
 6. County and City Maps
 7. Highway R/W Plans
 8. Railroad R/W Plans

I hereby certify this to be a plat of a survey made under my direction on January 20, 2022.

Michael A. Kinnison, P.L.S. No. 8231

Date 2/23/22

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: Pranish Khatun
 DATE: 2/28/22



Survey For:	William J. Ferguson
	11.016 Acres +/-
Situated in the Southwest Quarter of Section 1, T-6N., R-12W., Ohio Company Purchase (O.C.P.), Rome Twp., Athens County, Ohio	
January 20, 2022	