

**Survey for
Agri Soils, Ltd.
13.647 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 a part of the original tract (Parcel K010010006900 carried as 115 acres) as transferred to Agri Soils, Ltd. and recorded in Official Record Book 572, Page 2152 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 58 degrees 30 minutes 8 seconds West a distance of 2423.57 feet to 6" steel spike set in the centerline intersection of Lightner Road (T-147) and Boyer Road (T-1302) and being the principle **Point of Beginning** of this survey;

thence leaving the centerline of said Lightner Road and with the centerline of said Boyer Road, being a division line through said tract that this survey is a part for the next 5 calls:

1. South 21 degrees 30 minutes 11 seconds East a distance of 145.11 feet to a point; thence
2. South 25 degrees 41 minutes 33 seconds East a distance of 281.63 feet to a point; thence
3. South 25 degrees 14 minutes 47 seconds East a distance of 73.64 feet to a point; thence
4. South 24 degrees 5 minutes 15 seconds East a distance of 198.42 feet to a point; thence
5. South 22 degrees 15 minutes 21 seconds East a distance of 85.68 feet to a point in the centerline of said Boyer Road, taken to be the northeasterly corner of a 5.00 acre tract as conveyed to Dustin and Crystal Bolin and recorded in Official Record Book 526, Page 808;

thence leaving the centerline of said Boyer Road and with a line taken to be the northerly line of said 5.00 acre tract, South 79 degrees 23 minutes 11 seconds West a distance of 1050.55 feet to a stone found with an "X", taken to be in the west line of said Southwest Quarter of Section 1, taken to be the northwesterly corner of said 5.00 acre tract, taken to be in the easterly line of a 40 acre tract as conveyed to Mark and Paula L. Dunfee and recorded in Official Record Book 429, Page 1355, passing an iron pin set at a distance of 21.08 feet;

thence with a line taken to be the west line of said Southwest Quarter, taken to be the easterly line of said 40 acre tract, North 2 degrees 39 minutes 45 seconds East a distance of 468.88 feet to a point in the centerline of said Lightner Road, taken to be in the west line of said Southwest Quarter, taken to be in the easterly line of said 40 acre tract, passing a 5/8" iron pin found (cap stamped "JD Newcome RLS 7321") at a distance of 447.94 feet;

thence leaving the west line of said Southwest Quarter and with the centerline of said Lightner Road, being a division line through said tract that this survey is a part for the next 6 calls:

1. North 52 degrees 51 minutes 0 seconds East a distance of 83.04 feet to a point; thence
2. North 44 degrees 39 minutes 56 seconds East a distance of 87.23 feet to a point; thence
3. North 43 degrees 6 minutes 37 seconds East a distance of 120.29 feet to a point; thence

4. With a curve to the right, having a radius of 662.09 feet, an arc length of 347.20 feet, a long chord bearing of North 56 degrees 48 minutes 24 seconds East and a long chord distance of 343.24 feet to a point; thence

5. North 73 degrees 19 minutes 48 seconds East a distance of 103.50 feet to a point; thence

6. North 76 degrees 7 minutes 30 seconds East a distance of 97.41 feet to the **Point of Beginning** and containing 13.647 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 October 27, 2020 under the supervision of Michael A. Kinnison, Engineer and Surveyor, 218 East 2nd Street, Wellston, Ohio. Registered Surveyor Number 8231.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Michael A. Kinnison*
DATE: 11/10/20



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

11/9/20
Date

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

Kinnison Engineering and Surveying, LLC
Michael A. Kinnison P.E., P.S.
 218 E. 2nd Street
 Wellston, Ohio 45692
 Telephone: 740-418-5364

LEGEND	
	5/8" Rebar Set, 30" in Length, Cap Stamped, "Kinnison PS 8231"
	Point
	Stone Found with an "X"
	5/8" Iron Pin Found, Cap Stamped, "JD Newcome RLS 7321"
	6" Steel Spike Set

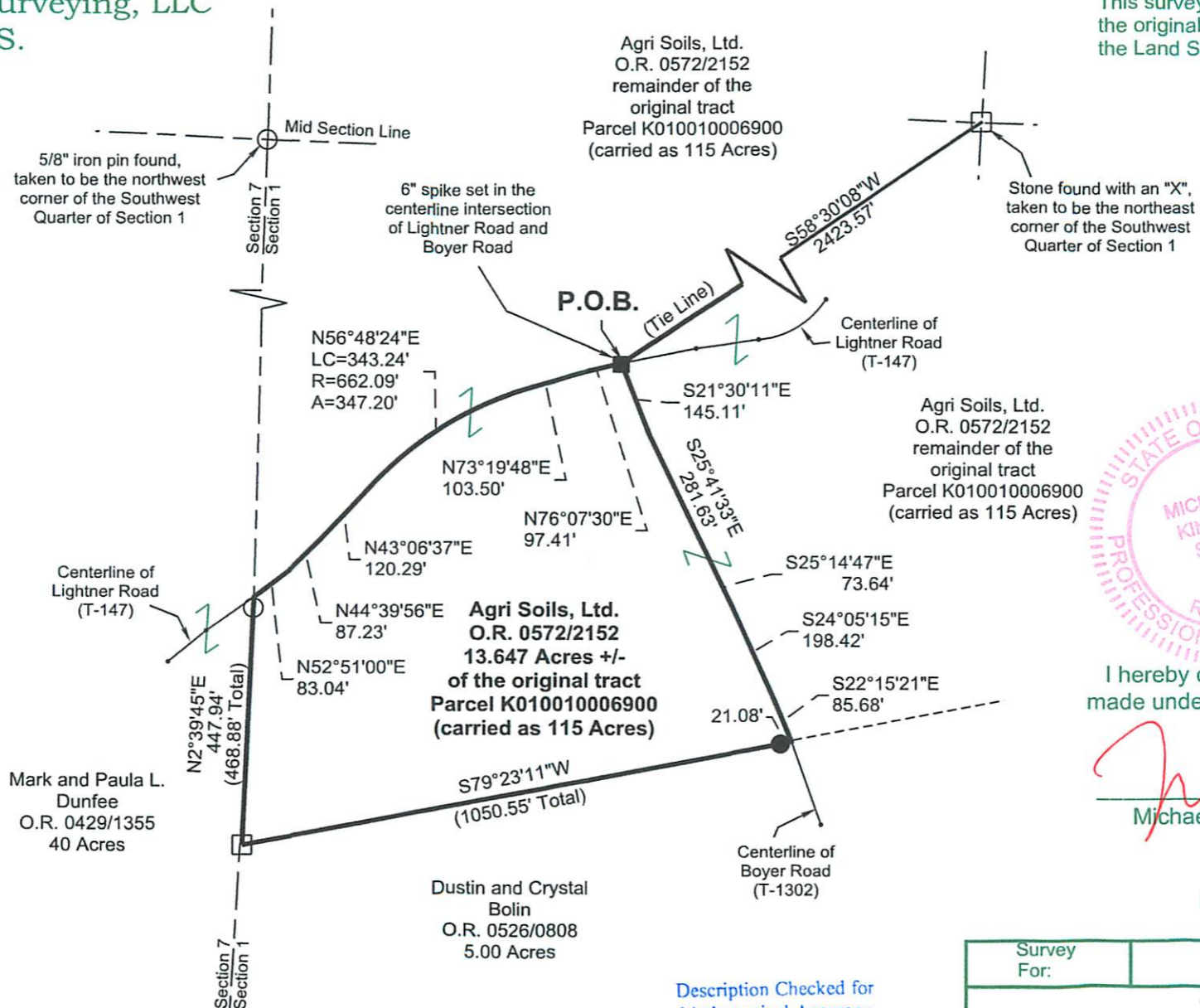
ATTENTION:
 THIS PLAT OF SURVEY REPRESENTS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS ADOPTED BY 5-1-80 OF THE ADMINISTRATIVE CODE CHAPTER 4733-37. LOCAL GOVERNING REQUIREMENTS IF MORE STRINGENT, SHALL BE ADHERED TO.

- 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.

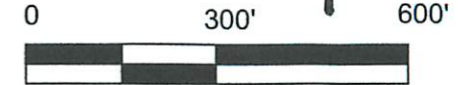
FILE NAME 12AGRISOILSLIGHTL7	DRAWING Drawing2
SCALE 300 Ft/in	DATE 11-9-2020
JOB 20-066	REVISION 1/1
	DRAWN BY M.A.K.
	SHEET 1/1

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.



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



- 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 in October 19, 2020.

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

Date 11/19/20

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Brian J. Williams*
 DATE: 11/10/20

Survey For:	Agri Soils, Ltd.
	13.647 Acres +/-
Sited in the Southwest Quarter of Section 1, T-6N., R-12W., Ohio Company Purchase (O.C.P.), Rome Twp., Athens County, Ohio	
October 19, 2020	