

**Survey for  
Agri Soils, Ltd.  
20.021 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 56 degrees 29 minutes 39 seconds West a distance of 2227.76 feet to a point in the centerline of Lightner Road (T-147) and being the principle **Point of Beginning** of this survey;

thence with the centerline of said Lightner Road, being a division line through said tract that this survey is a part for the next 8 calls:

1. South 82 degrees 20 minutes 11 seconds West a distance of 68.92 feet to a point; thence
2. South 79 degrees 1 minutes 25 seconds West a distance of 143.22 feet to a 6" steel spike set in the centerline intersection of said Lightner Road and Boyer Road (T-1302); thence
3. South 76 degrees 7 minutes 30 seconds West a distance of 97.41 feet to a point; thence
4. South 73 degrees 19 minutes 48 seconds West a distance of 103.50 feet to a point; thence
5. With a curve to the left, having a radius of 662.09 feet, an arc length of 347.20 feet, a long chord bearing of South 56 degrees 48 minutes 24 seconds West and a long chord distance of 343.24 feet to a point; thence
6. South 43 degrees 6 minutes 37 seconds West a distance of 120.29 feet to a point; thence
7. South 44 degrees 39 minutes 56 seconds West a distance of 87.23 feet to a point; thence
8. South 52 degrees 51 minutes 0 seconds West a distance of 83.04 feet to a point, taken to be in the west line of said Southwest Quarter of Section 1, 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;

thence leaving the centerline of said Lightner Road and with a line taken to be the west line of said Southwest Quarter of Section 1, taken to be the easterly line of said 40 acre tract, North 2 degrees 39 minutes 45 seconds East a distance of 1425.91 feet to an iron pin set, passing a 5/8" iron pin found (cap stamped "JD Newcome RLS 7321") at a distance of 32.43 feet;

thence leaving the west line of said Southwest Quarter and with a division line through said tract that this survey is a part for the next 2 calls:

1. South 87 degrees 29 minutes 54 seconds East a distance of 700.00 feet to an iron pin set; thence
2. South 8 degrees 19 minutes 9 seconds East a distance of 926.14 feet to the **Point of Beginning** and containing 20.021 acres more or less, passing an iron pin set at a distance of 907.61 feet 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 2<sup>nd</sup> Street, Wellston, Ohio. Registered Surveyor Number 8231.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Breuer* *W. Kinnison*  
DATE: 11/10/20



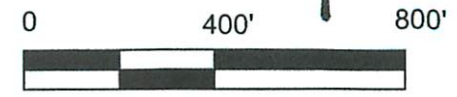
*M. A. Kinnison*  
**Michael A. Kinnison, P.L.S. No. 8231**

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

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



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

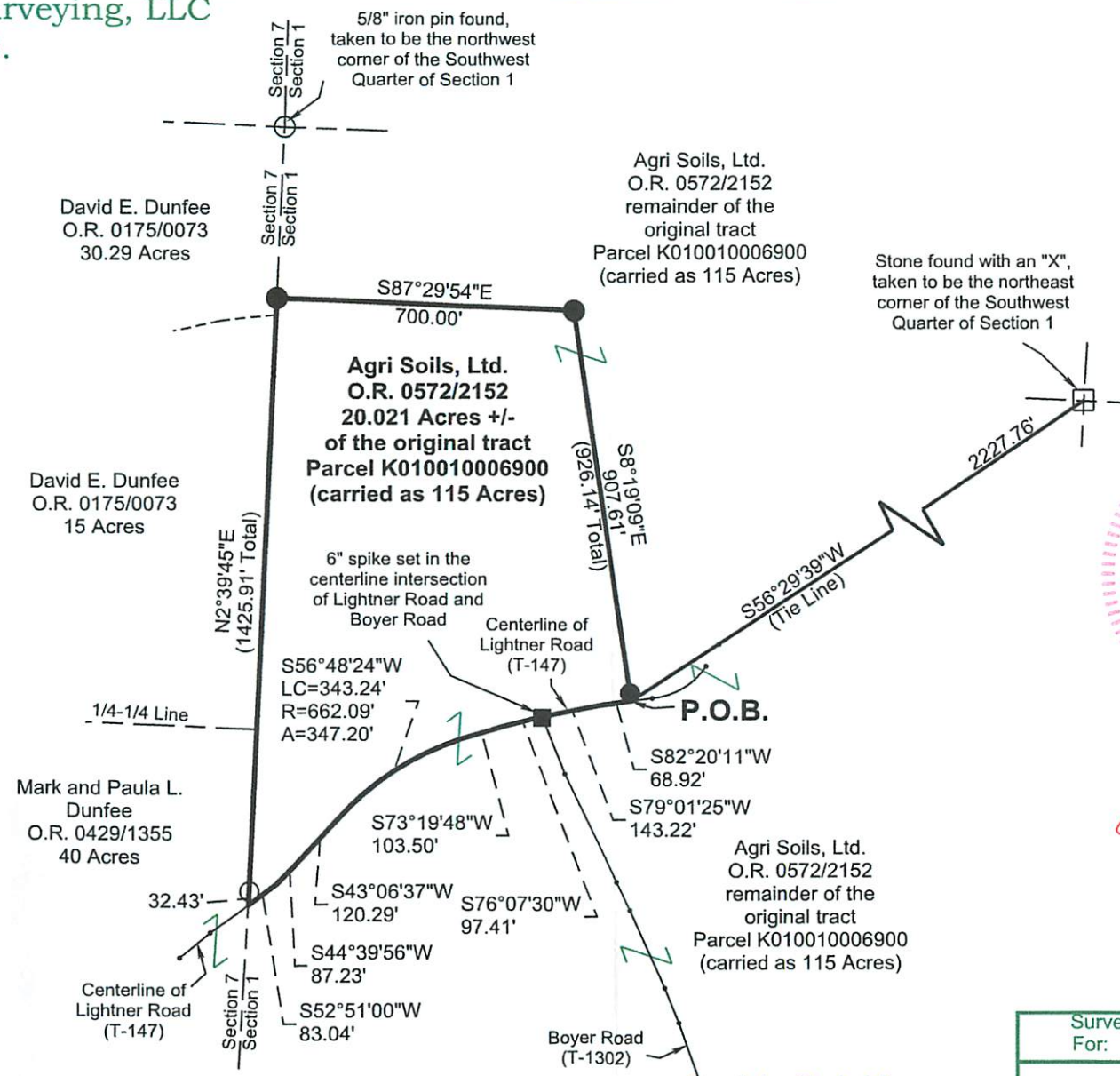
**ATTENTION:**  
 THIS PLAT OF SURVEY REPRESENTS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS ADOPTED BY 5-1-80 OF THE ADMINISTRATIVE CODE CHAPTER 4733-37. LOCAL GOVERNING REQUIREMENTS IF MORE STRINGENT, SHALL BE ADHERED TO.

- 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	DRAWING	
9AGRISOILSLIGHTL3	Drawing2	
SCALE	DATE	DRAWN BY
400 Ft/In	11-9-2020	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.



I hereby certify this to be a plat of a survey made under my direction in October 19, 2020.

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

Date 11/19/20

Description Checked for Mathematical Accuracy  
 Athens County  
**ENGINEER'S OFFICE**  
 BY: *[Handwritten Signature]*  
 DATE: 11/10/20

Survey For:	<b>Agri Soils, Ltd.</b>
	<b>20.021 Acres +/-</b>
	Situated 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