

BY: Rebecca Wilkin
DATE: 6/1/20

Description of Parcel No. 2 (14.164 Acres)

The following described parcel is a new split out of a 176.08 acres tract as conveyed to Agri Soils, Ltd. by Official Records Volume 560, Page 874 of the Athens County Recorder's Office.

Situated in the State of Ohio, County of Athens, Township of Trimble, being in Section 7, Range 14 West, Township 11 North, of "The Ohio Company Purchase", and being bounded and described as follows:

Commencing for reference at the southwest corner of Section 7 (Note: Reference bearing on the south line of the southwest quarter of Section 7 used as South $86^{\circ}47'06''$ East.);

thence, with a reference line, North $58^{\circ}49'08''$ East a distance of 3,689.88 feet to a 5/8" iron pin set in the east line of a 42.62 acres tract as conveyed to Trimble Township Waste Water Treatment District by Official Records Volume 105, Page 648 and Official Records Volume 126, Page 1 of the Athens County Recorder's Office, being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning with the east line of said 42.62 acres tract, North $00^{\circ}00'09''$ West a distance of 262.62 feet to a point in or near the center of an existing access drive to the water treatment plant, passing through a 5/8" iron pin set at a distance of plus 238.04 feet;

thence, in or near the center of said access drive, the following 3 courses:

1. North $70^{\circ}44'56''$ East a distance of 59.83 feet to a point;
2. thence North $75^{\circ}19'03''$ East a distance of 251.18 feet to a point;
3. thence North $65^{\circ}53'27''$ East a distance of 34.37 feet to a point;

thence, leaving said access road, South $70^{\circ}49'44''$ East a distance of 48.96 feet to a 5/8" iron pin set in the west line of a 5 acres tract as conveyed to James and Kathy Robson by Official Records Volume 525, Page 1346 of the Athens County Recorder's Office;

thence, with said Robson property, the following 4 courses:

1. South $02^{\circ}31'02''$ West a distance of 39.73 feet to a 5/8" iron pin set;
2. thence North $68^{\circ}12'11''$ East a distance of 357.27 feet to 5/8" iron pin set;
3. thence South $89^{\circ}55'49''$ East a distance of 216.17 feet to a 5/8" iron pin found uncapped;
4. thence North $14^{\circ}20'49''$ West a distance of 158.31 feet to an iron pin found under a 20" pine tree at the southwest corner of a 5 acres tract as conveyed to Terence M. and Lois J. Dugan as conveyed by Official Records Volume 530, Page 1725 of the Athens County Recorder's Office;

thence, with the south line of said Dugan property, North $88^{\circ}11'12''$ East a distance of 719.87 feet to a point in or near the center of County Road No. 27 (Jacksonville Road), passing through a 5/8" iron pin set at a distance of plus 697.00 feet;

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thence, in or near the center of County Road No. 27, the following 7 courses:

1. South 21°41'03" East a distance of 23.33 feet to a point;
2. thence South 12°12'11" East a distance of 46.16 feet to a point;
3. thence South 01°17'56" East a distance of 68.87 feet to a point;
4. thence South 06°15'32" West a distance of 117.42 feet to a point;
5. thence South 13°52'34" West a distance of 10.82 feet to a point;
6. thence South 11°48'32" West a distance of 34.31 feet to a point;
7. thence South 19°22'52" West a distance of 169.12 feet to a point;

thence, leaving the road, South 84°12'11" West a distance of 1,552.84 feet to **THE POINT OF BEGINNING**, passing through two iron pins set at distances of plus 40.00 feet and plus 140.00 feet, respectively;

containing 14.164 acres, more or less, out of Parcel No. M010010000600.

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. 27 (Jacksonville Road).

Subject to the right-of-way to the existing waste water treatment plant as described in Official Records Volume 105, Page 648 and Official Records Volume 126, Page 1 of the Athens County Recorder's Office.

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 the southwest quarter of Section 7 used as a grid bearing of South 86°47'06" East 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 May 8, 2020. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 560, Page 874.

May 8, 2020 Gregory A. Biedenbach

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



Cc: Survey File: GB-3339F

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

JUN 03 2020

Jill Thompson
Athens County Auditor

SURVEY PLAT FOR AGRI SOILS, LTD.

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF TRIMBLE, BEING IN SECTION 7, RANGE 14 WEST, TOWNSHIP 11 NORTH OF "THE OHIO COMPANY PURCHASE".

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON A GRID BEARING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 7 CALLED AS SOUTH 86°47'06" EAST AS CALCULATED FROM A GPS OBSERVATION NAD 83 OHIO SOUTH ZONE.

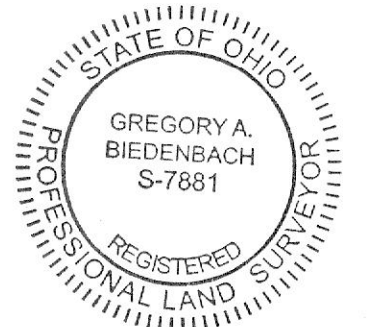
SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD. SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE. SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

JOHN A. & TRACY A. DOWNS VOL. 125 PG. 774 50 AC. M010010001800

- PERTINENT DOCUMENTS**
- (1) ALL DEEDS AS SHOWN.
 - (2) COUNTY TAX MAPS.
 - (3) U.S.G.S. QUAD. MAP JACKSONVILLE.
 - (4) SURVEY PLAT BY JOHN M BRANNER.
 - (5) SURVEY PLAT BY WILLIAM J. WHITMAN.
 - (6) SURVEY PLAT BY CHARLES NEWMAN.
 - (7) SURVEY PLAT BY GREGORY WRIGHT.
 - (8) SURVEY PLAT BY WILLIAM WATKINS.

CURRENT DEED:
AGRI SOILS, LTD.
 O.R.V. 560 PG. 874
NEW SURVEY ACREAGE
178.165 ACRES TOTAL
P.N. M010010000600

JOHN A. TIPPIE
 MAY M.
 SHUTTLEWORTH
 O.R.V. 540 PG. 2383
 41.37 AC.
 M010010001900



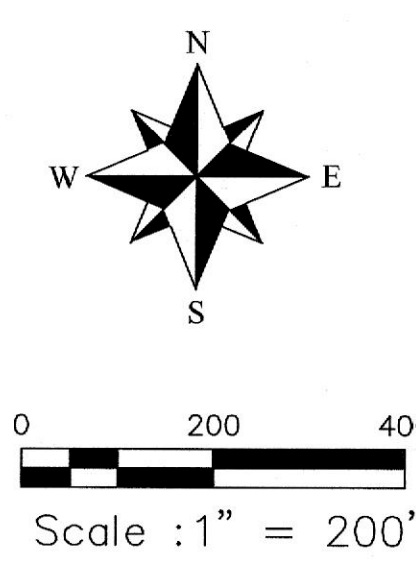
Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Gregory A. Biedenbach*
 DATE: 9/1/20

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 May 8, 2020
 GREGORY A. BIENDBACH DATE:
 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.

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- = survey angle point
- = I.P.F. uncapped (size noted)
- = 1/2" I.P.F. capped "Dunn 6774"
- = 5/8" I.P.F. capped "Hagan"
- ▲ = mag nail found
- ⊙ = 1" pipe found
- = marked stone found
- = white PVC pipe set on line



LINE	BEARING	DISTANCE
L1	N 00°00'09" W	460.00'
L2	S 19°22'52" W	114.88'
L3	S 15°29'06" W	96.65'
L4	S 09°26'49" W	81.75'
L5	S 05°00'25" W	151.76'
L6	N 69°45'00" E	335.03'
L7	N 69°45'00" E	167.98'
L8	N 71°54'59" E	316.48'
L9	N 50°51'01" E	84.77'
L10	N 25°22'48" E	68.47'
L11	N 08°24'08" E	193.93'
L12	N 89°55'04" E	242.32'
L13	S 74°18'33" W	52.54'
L14	S 62°26'41" W	247.46'
L15	N 00°43'31" W	30.37'
L16	N 88°03'57" E	24.45'
L17	S 00°55'58" E	450.53'
L18	S 01°47'02" W	169.79'
L19	S 02°31'02" W	71.71'
L20	N 68°12'11" E	357.27'
L21	S 89°55'49" E	216.17'
L22	N 14°20'49" W	158.31'
L23	S 21°41'03" E	23.33'
L24	S 12°12'11" E	46.16'
L25	S 01°17'56" E	68.87'
L26	S 06°15'32" W	117.42'
L27	S 13°52'34" W	10.82'
L28	S 87°21'26" E	358.06'
L29	N 02°38'34" E	122.50'
L30	N 66°52'34" E	331.48'
L31	N 85°43'02" W	355.83'
L32	S 14°21'12" E	64.98'
L33	S 06°19'02" E	65.73'
L34	N 86°28'47" W	175.35'
L35	S 02°55'57" E	124.80'
L36	N 86°28'47" W	224.65'
L37	S 02°55'57" E	100.00'
L38	N 86°28'47" W	300.73'
L39	S 03°31'13" W	300.14'
L40	N 86°29'19" W	402.49'
L41	S 11°48'32" W	34.31'
L42	S 19°22'52" W	169.12'
L43	S 05°29'42" E	62.29'
L44	S 16°12'03" E	70.04'
L45	S 27°20'09" E	75.31'
L46	S 33°55'04" E	172.66'
L47	S 33°55'04" E	200.72'
L48	S 31°34'30" E	73.99'
L49	S 25°36'04" E	97.98'
L50	N 70°49'44" W	48.96'
L51	S 65°53'27" W	34.37'
L52	S 75°19'03" W	251.18'
L53	S 70°44'56" W	59.83'

