

### Description of Parcel No. 3 (15.072 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°47'06" East.);

thence, with a reference line, North 58°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 leaving said 42.62 acres tract and passing through the lands of the grantor with a new division line, North 84°12'11" East a distance of 1,552.84 feet to a point in or near the center of County Road No. 27 (Jacksonville Road), passing through two 5/8" iron pins set at distances of plus 1,412.84 feet and plus 1,512.84 feet, respectively;

thence, in or near the center of County Road No. 27, the following 4 courses:

1. South 19°22'52" West a distance of 114.88 feet to a point;
2. thence South 15°29'06" West a distance of 96.65 feet to a point;
3. thence South 09°26'49" West a distance of 81.75 feet to a point;
4. thence South 05°00'25" West a distance of 151.76 feet to a point;

thence, leaving the road, South 82°48'30" West a distance of 1,465.82 feet to a 1/2" iron pin found capped "Dunn 6774" in the east line of the aforementioned Trimble Township Waste Water Treatment District 42.62 acres tract, passing through two 5/8" iron pins set at distances of plus 40.00 feet and plus 140.00 feet, respectively;

thence, with the east line of said 42.62 acres tract, North 00°00'09" West a distance of 460.00 feet to **THE POINT OF BEGINNING**;

containing 15.072 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 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 CALCULATED FROM A GPS OBSERVATION NAD 83 OHIO SOUTH ZONE.

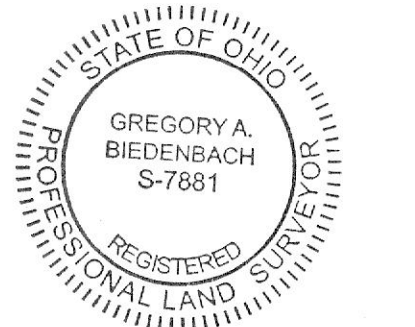
SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD. SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE. SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

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



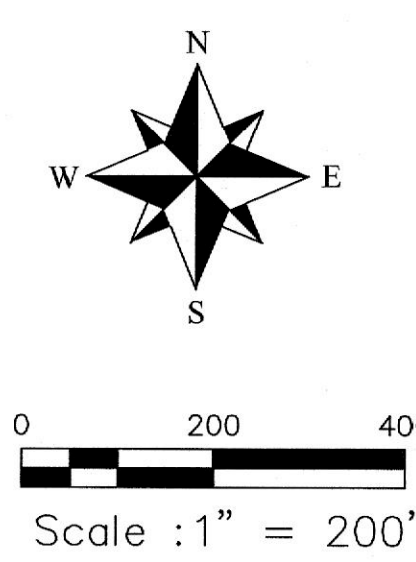
Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *Gregory A. Biedenbach*  
 DATE: 9/1/20

**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'

