

Description of Parcel No. 1 (31.488 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 38°02'25" East a distance of 2,594.53 feet to a ½" iron pin found capped "Dunn 6774" in the east line of the Conrail Railroad and being at the northwest corner 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 railroad, North 21°05'51" East a distance of 899.77 feet to a 5/8" iron pin found capped "Hagan" in the south line of Pinn Oak Estates Phase Two and recorded in Envelope 513A of the Athens County Recorder's Office;

thence, with the south line of said Pinn Oak Estates Phase Two and the south line of Pinn Oak Phase One recorded in Envelope 489B of the Athens County Recorder's Office, South 89°43'43" East a distance of 1,586.54 feet to a point in the traveled portion of an existing access road to the waste water treatment plant and being the southeast corner of said Pinn Oak Estates Phase One, passing through two 5/8" iron pins found capped "Hagan" at distances of plus 1165.00 feet and plus 1,433.36 feet, passing through a ½" iron pin found capped "Dunn 6774" at a distance of plus 1,551.09 feet and passing through a 5/8" iron pin found uncapped at a distance of plus 1,566.66 feet, respectively;

thence, with the east line of Pinn Oak Estates Phase One, North 00°43'31" West a distance of 30.37 feet to a point in said access road;

thence North 88°03'57" East a distance of 24.45 feet to a 5/8" iron pin set at the northwest corner 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 3 courses:

1. South 00°55'58" East a distance of 450.53 feet to a 5/8" iron pin set, passing through a 5/8" iron pin found uncapped at a distance of plus 25.00 feet;
2. thence South 01°47'02" West a distance of 169.79 feet to 5/8" iron pin set;
3. thence South 02°31'02" West a distance of 31.98 feet to a 5/8" iron pin set;

thence North 70°49'44" West a distance of 48.96 feet to a point in or near the center of the access road to the waste water treatment plant;

Description of Parcel No. 1 (31.488 Acres)

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

1. South 65°53'27" West a distance of 34.37 feet to a point;
2. thence South 75°19'03" West a distance of 251.18 feet to a point;
3. thence South 70°44'56" West a distance of 59.83 feet to a point in the east line of the aforesaid 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;

thence, with said 42.62 acres tract, the following 4 courses:

1. North 00°00'09" West a distance of 27.36 feet to a 5/8" iron pin set;
2. thence South 74°18'33" West a distance of 52.54 feet to a 1/2" iron pin found uncapped;
3. thence South 62°26'41" West a distance of 247.46 feet to a 5/8" iron pin set;
4. thence South 88°44'26" West a distance of 1,288.36 feet to **THE POINT OF BEGINNING**;

containing 31.488 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.



 Date Gregory A. Biedenbach

Gregory A. Biedenbach
 Ohio Registered Surveyor
 No. 7881.

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



Cc: Survey File: GB-3339F

JUN 03 2020

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.

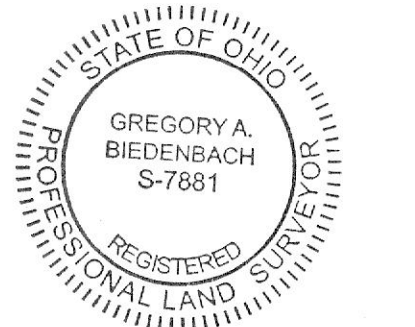
SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD. SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE. SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

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



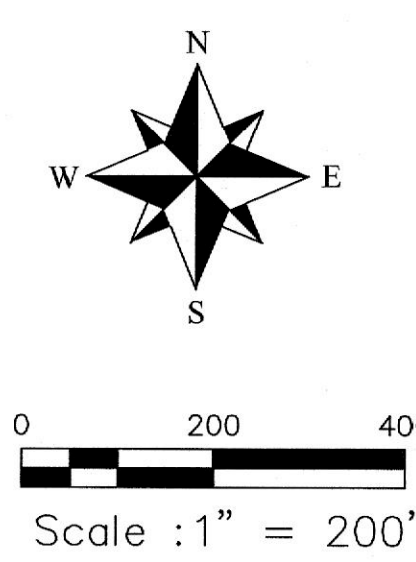
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Gregory A. Biedenbach*
DATE: 9/1/20

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
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'

