

## Description of Parcel No. 7 (60.105 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 the south half of 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 the south line of Section 7, South 86°47'06" East a distance of 1,119.43 feet to a point in or near the center of Sunday Creek, being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning and in or near the center of Sunday Creek, the following 6 courses:

1. North 69°45'00" East a distance of 335.03 feet to a point;
2. thence North 69°45'00" East a distance of 167.98 feet to a point;
3. thence North 71°54'59" East a distance of 316.48 feet to a point;
4. thence North 50°51'01" East a distance of 84.77 feet to a point;
5. thence North 25°22'48" East a distance of 68.47 feet to a point;
6. thence North 08°24'08" East a distance of 193.93 feet to a point at the southwest 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;

thence, with the south line of said 42.62 acres tract, North 89°55'04" East a distance of 242.32 feet to a ½" iron pin found capped "Dunn 6774" at the southeast corner of said 42.62 acres tract, passing through a ½" iron pin found capped "Dunn 6774" at a distance of plus 36.93 feet;

thence, leaving said 42.62 acres tract and passing through the lands of the grantor with a new division line, North 88°41'44" East a distance of 1,500.23 feet to a 5/8" iron pin set, passing through a 5/8" iron pin set at a distance of plus 100.00 feet;

thence North 53°41'42" East a distance of 1,255.21 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 1,125.21 feet and plus 1,225.21 feet, respectively;

thence, in or near the center of County Road No. 27, the following 6 courses:

1. South 33°55'04" East a distance of 200.72 feet to a point;
2. thence South 31°34'30" East a distance of 73.99 feet to a point;
3. thence South 25°36'04" East a distance of 97.98 feet to a point;

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4. thence South 14°21'12" East a distance of 64.98 feet to a point;
5. thence South 06°19'02" East a distance of 65.73 feet to a point;
6. thence South 02°38'46" East a distance of 611.89 feet to a point at the northeast corner of a 0.50 acre tract as conveyed to Ellen Robson by Tract 2 of Official Records Volume 540, Page 2533 of the Athens County Recorder's Office;

thence, leaving the road and with said Robson 0.50 acre tract the following 2 courses:

1. North 86°28'47" West a distance of 175.35 feet to a 5/8" iron pin found uncapped, passing through a 5/8" iron pin found uncapped at a distance of plus 30.00 feet;
2. thence South 02°55'57" East a distance of 124.80 feet to a 5/8" iron pin found uncapped in the north line of a 0.9125 acre tract as conveyed Ellen Robson by Tract 1 of Official Records Volume 540, Page 2533 of the Athens County Recorder's Office;

thence, with said Robson 0.9125 acre tract, the following 2 courses:

1. North 86°28'47" West a distance of 224.65 feet to a point;
2. thence South 02°55'57" East a distance of 100.00 feet to a 1" pipe found in the north line of a 4.93 acres tract as conveyed to Colton D. Joyce by Official Records Volume 503, Page 1637 of the Athens County Recorder's Office, passing through a 1" iron pipe found at a distance of plus 0.38 feet;

thence, with said Joyce property, the following 2 courses:

1. North 86°28'47" West a distance of 300.73 feet to a 5/8" iron pin found uncapped;
3. thence South 03°31'13" West a distance of 300.14 feet to a 5/8" iron pin found uncapped in the south of Section 7;

thence, with the south line of Section 7, the following 3 courses:

1. North 86°29'19" West a distance of 402.49 feet to a marked stone found;
2. thence North 86°46'49" West a distance of 1,284.28 feet to a marked stone found;
3. thence North 86°47'06" West a distance of 1,506.61 feet to **THE POINT OF BEGINNING**, passing through two 5/8" iron pins set at distances of plus 1,076.61 feet and plus 1,226.61 feet, respectively;

containing 60.105 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

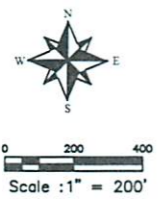
SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF TRIMBLE, BEING IN SECTION 7, RANGE 14 WEST, TOWNSHIP 11 NORTH OF "THE OHIO COMPANY PURCHASE".

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 USED 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.

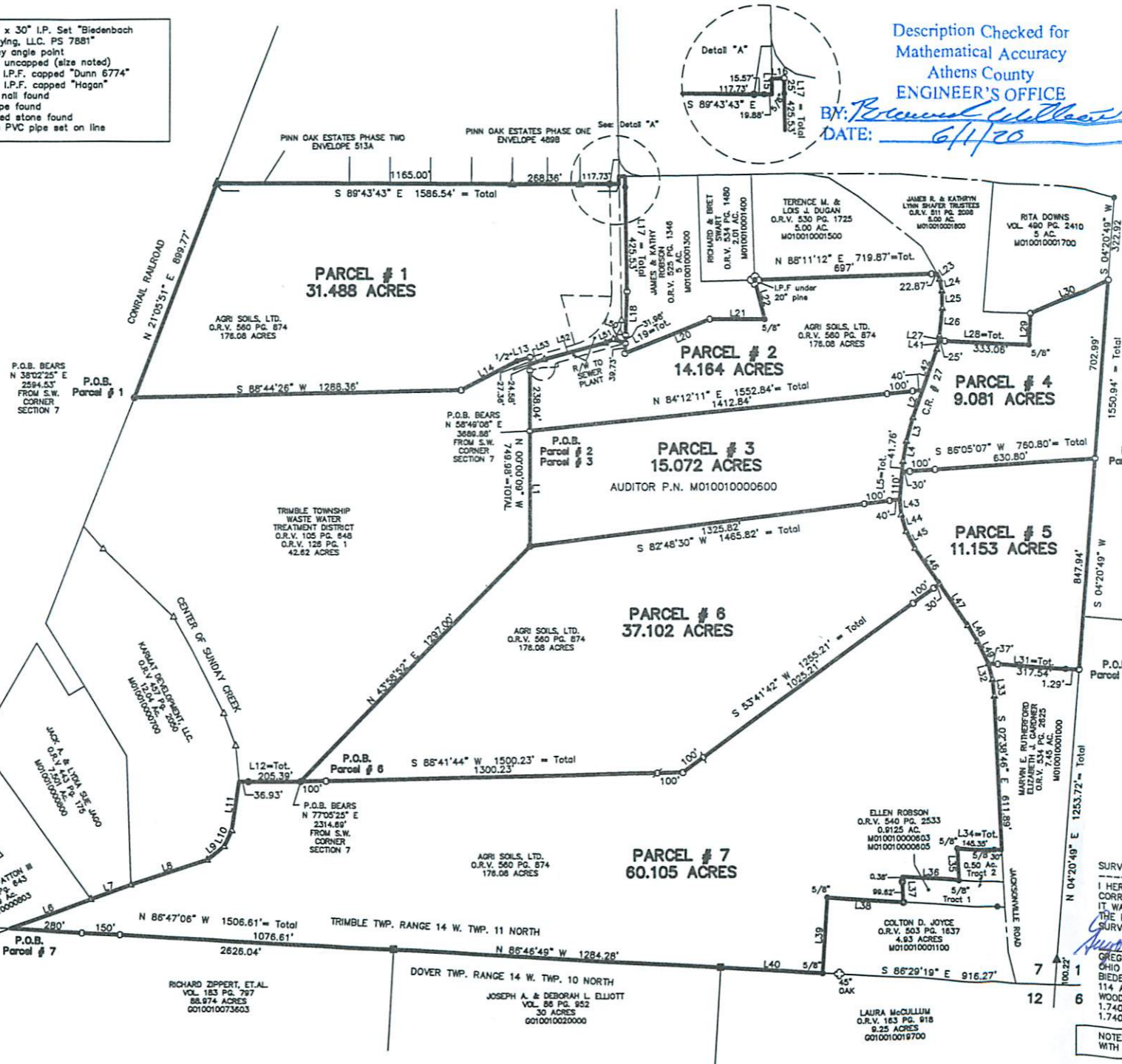
Description Checked for Mathematical Accuracy  
Athens County  
**ENGINEER'S OFFICE**

By: *Gregory A. Biedenbach*  
DATE: 6/1/20



- = 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 "Hagon"
- ▲ = 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'
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L12	N 89°55'04" E	242.32'
L13	S 74°18'33" W	52.54'
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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'



JOHN A. & TRACY A. DOWNS  
VOL. 12 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 W. 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. 590 PG. 674  
NEW SURVEY ACREAGE  
178.165 ACRES TOTAL  
P.N. M010010000800

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

**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* 6/1/20  
DATE: 6/1/20

GREGORY A. BIEDENBACH  
OHIO REG. SURVEYOR PS 7881  
BIEDENBACH SURVEYING, LLC.  
114 ADAMS AVENUE  
WOODSFIELD, OHIO 43793  
1.740.472.1262 OFFICE  
1.740.472.5288 FAX

NOTE: THIS MAP IS AN ORIGINAL COPY ONLY WITH ORIGINAL SIGNATURE AND SEAL

# 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".

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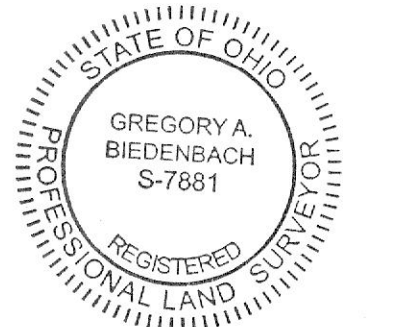
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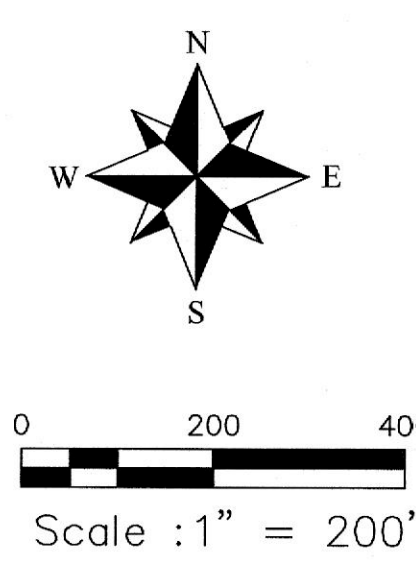
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 DATE: 9/10

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*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

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