

Description of 1.000 Acres

The following described parcel is a new split out of the Ryan and Jessica Balsley property as conveyed by Official Records Volume 580, Page 633 of the Athens County Recorder's Office.

Situated in the State of Ohio, County of Athens, Township of Troy, being in Fraction in Section 27, Range 11 West, Township 5 North, of "The Ohio Company Purchase", and being bounded and described as follows:

Commencing for reference at an iron pin found capped "Biedenbach 7881" at the northeast corner of Fraction 33 (Note: Reference grid bearing on the north line of Fraction 33 used as South 87°23'34" East.);

thence, with the east line of Fraction 33, South 00°43'10" West a distance of 914.13 feet to a 5/8" iron pin set, being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning and continuing with the east line of Fraction 33, South 00°43'10" West a distance of 242.86 feet to a point in the travelled portion of Cemetery Road, passing through a 5/8" iron pin found capped "Biedenbach 7881" at a distance of plus 212.86 feet;

thence, with the north line of a 4.70 acres tract as conveyed to Kevin Neil and Shelley Sue Barton by Official Records Volume 278, Page 33 of the Athens County Recorder's Office, North 88°01'36" West a distance of 246.64 feet to a 5/8" iron pin set, passing through an iron pipe found at a distance of plus 166.05 feet;

thence North 26°53'34" East a distance of 145.92 feet to a 5/8" iron pin set;

thence North 39°38'39" East a distance of 136.90 feet to a 5/8" iron pin set;

thence South 89°16'50" East a distance of 96.21 feet to the **POINT OF BEGINNING**;

containing 1.000 acres, more or less, being out of Parcel No. L010010081300.

Excepting from the above-described parcel a 20.00 feet wide right-of-way being reserved unto the grantor and his heirs and or assigns, forever. The center of said right-of-way being described as follows:

Commencing for reference at a 5/8" iron pin set at the northeast corner of the above-described 1.000 acres tract;

thence, with the east line of said 1.000 acres tract and being the east line of Fraction 33, South 00°43'10" West a distance of 217.52 feet to a point, being **THE TRUE POINT OF BEGINNING** for this right-of-way description;

thence, from said Point of Beginning, North 76°03'28" West a distance of 28.65 feet to a point;

thence North 27°01'48" West a distance of 39.52 feet to a point;

thence North 69°34'31" West a distance of 119.23 feet to a point;

thence North 38°14'28" West a distance of 37.66 feet to a 5/8" iron pin set in the west line of the above-described 1.000 acres tract, being **THE TRUE POINT OF ENDING** for this right-of-way description;

containing 0.103 acre, more or less of right-of-way.

Subject to the right-of-way of Cemetery Road.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

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".

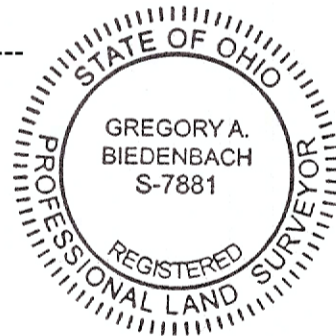
The bearings in this description are for angle calculations only and are based on the north line of Fraction 33 used as a grid bearing of South 87°23'34" East as calculated from a GPS Observation NAD 83 Ohio South Zone.

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 September 20, 2021. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 580, Page 633.

Sept. 20, 2021 Gregory A. Biedenbach
Date Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.



Cc: Survey File: GB-3694F-T

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

NOV 08 2021

Jill Thompson
Athens County Auditor

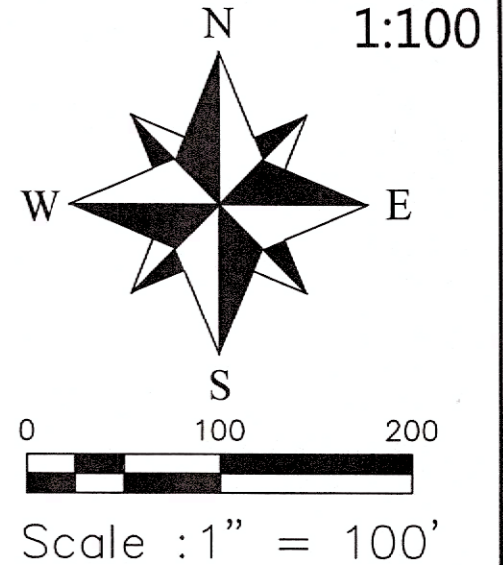
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Brian G. Gilbert
DATE: 11/2/21

Survey Plat for Ryan & Jessica Balsley

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF TROY, PART BEING IN FRACTION 33 IN SECTION 27, RANGE 11 WEST, TOWNSHIP 5 NORTH OF "THE OHIO COMPANY PURCHASE".

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON THE NORTH LINE OF FRACTION 33 USED AS A GRID BEARING OF SOUTH 87°23'24" EAST AS CALCULATED FROM A GPS OBSERVATION NAD 83 OHIO SOUTH ZONE.

FR 24
FR 33
S 87°23'34" E
Basis of Bearings



- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- ⊙ = Iron Pipe Found
- ⊗ = Existing Tree
- = 5/8" I.P.F. "Biedenbach 7881"

Property Line Table

LINE	BEARING	DISTANCE
L1	S 00°43'10" W	242.86'
L2	N 88°01'36" W	246.64'
L3	N 26°53'34" E	145.92'
L4	N 39°38'39" E	136.90'
L5	S 89°16'50" E	96.21'

Center of 20' R/W

LINE	BEARING	DISTANCE
L6	N 38°14'28" W	37.66'
L7	N 69°34'31" W	119.23'
L8	N 27°01'48" W	39.52'
L9	N 76°03'28" W	28.65'

PERTINENT DOCUMENTS

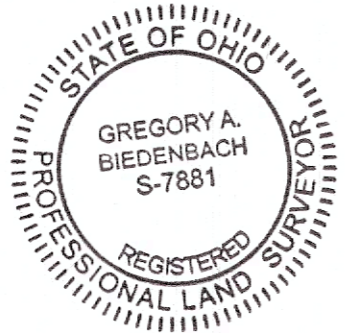
- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. COOLVILLE.
- (4) SURVEY PLATS BY BIEDENBACH SURVEYING.
- (5) SURVEY PLATS BY GREGORY WRIGHT.
- (6) SURVEY PLATS BY WALTER PEEN STEWART.

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 DATE: *Sept 29, 2021*

GREGORY A. BIEDENBACH
OHIO REG. SURVEYOR PS 7881
BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43793
1.740.472.1262 OFFICE
1.740.472.5298 FAX



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

PAUL McPHERSON
O.R.V. 476 PG. 2097
9.36 ACRES
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Paul McPherson*
DATE: *11/2/21*

RYAN & JESSICA BALSLEY
O.R.V. 580 PG. 633
69.977 ACRES

NEW SPLIT OUT OF
O.R.V. 580 PG. 633
1.000 ACRES
RYAN & JESSICA BALSLEY
O.R.V. 580 PG. 633
69.977 Ac. (Survey)
Part of
P.N. L010010081300

COOLVILLE CEMETERY
O.R.V. 122 PG. 41
8.557 ACRES

KEVIN NEIL & SHELLEY SUE BARTON
O.R.V. 278 PG. 33
4.70 ACRES

ROBIN L. & KATHRYN A. SNYDER
O.R.V. 202 PG. 490
1.01 ACRES

N 88°01'36" W 706.29'

FR 33
FR 32
S 00°43'10" W 787.73'

S 00°43'10" W 126.40'

L1 = TOTAL 212.86'

80.59' 166.05'
L2 = TOTAL

4.66' From Pin
EX. DRIVE
T.R.424
"CEMETERY RD"

P.O.B. R/W

ROBIN L. & KATHRYN A. SNYDER
O.R.V. 202 PG. 490
1.01 ACRES

Survey File No.: GB-3694F-T3

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.