

Description of 12.387 Acres

The following described parcel is a new split out of a 77.648 acres tract as conveyed to Sam Troyer by Official Records Volume 465, Page 2245 of the Athens County Recorder's Office.

Situated in the State of Ohio, County of Athens, Township of Bern, being in the south half of Fraction 19 in the south half of Section 20, Range 12 West, Township 7 North, of "The Congress Lands East of the Scioto River", and being bounded and described as follows:

BEGINNING at a 5/8" iron pin found capped "Biedenbach 7881" at the southeast corner of the southwest quarter of the southeast quarter of Section 20 (Note: Reference bearing on the south line of the southeast quarter of the southeast quarter of Section 20 used as North 89°29'51" East.);

thence, from said Point of Beginning with the south line of the southwest quarter of the southeast quarter, South 89°29'51" West a distance of 617.73 feet to a point in or near the center of pavement of State Route No. 329, passing through a 5/8" iron pin found capped "Biedenbach 7881" at a distance of plus 550.37 feet;

thence, in or near the center of pavement of State Route No. 329, the following 4 courses:

1. North 43°50'20" West a distance of 374.56 feet to a point;
2. thence North 43°34'14" West a distance of 268.62 feet to a point;
3. thence North 42°56'09" West a distance of 70.77 feet to a point;
4. thence North 39°46'25" West a distance of 96.96 feet to a point in the south line of a 28.87 acres tract as conveyed to William J. and Renee T. Hartley by Tract One of Official Records Volume 350, Page 1101 of the Athens County Recorder's Office;

thence, leaving the road and with the south line of said Hartley property, North 89°04'49" East a distance of 1,166.72 feet to an unmarked stone found in the west line of the a 79.74 acres tract as conveyed to William J. and Renee T. Hartley by Tract Two of Official Records Volume 350, Page 1101 of the Athens County Recorder's Office, passing through two 5/8" iron pins found capped "Biedenbach 7881" at distances of plus 40.00 feet and plus 179.00 feet;

thence, with the west line of said Hartley 79.74 acres tract, South 00°33'53" East a distance of 604.46 feet to the **POINT OF BEGINNING**;

containing 12.387 acres, more or less.

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

Subject to the right-of-way of State Route No. 329.

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 southeast quarter of the southeast quarter of Section 20 used as an assumed bearing of North 89°29'51" East.

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 6, 2018. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 465, Page 2245.

Sept. 6, 2018 Gregory A. Biedenbach

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



Cc: Survey File: GB-1685G

SURVEY PLAT FOR MOSSY OAK PROPERTIES

Situated in the State of Ohio, County of Athens, Township of Bern, being part of Fraction 19 in the south half of Section 20, Range 12 West, Township 7 North of the "Congress Lands East of the Scioto River".

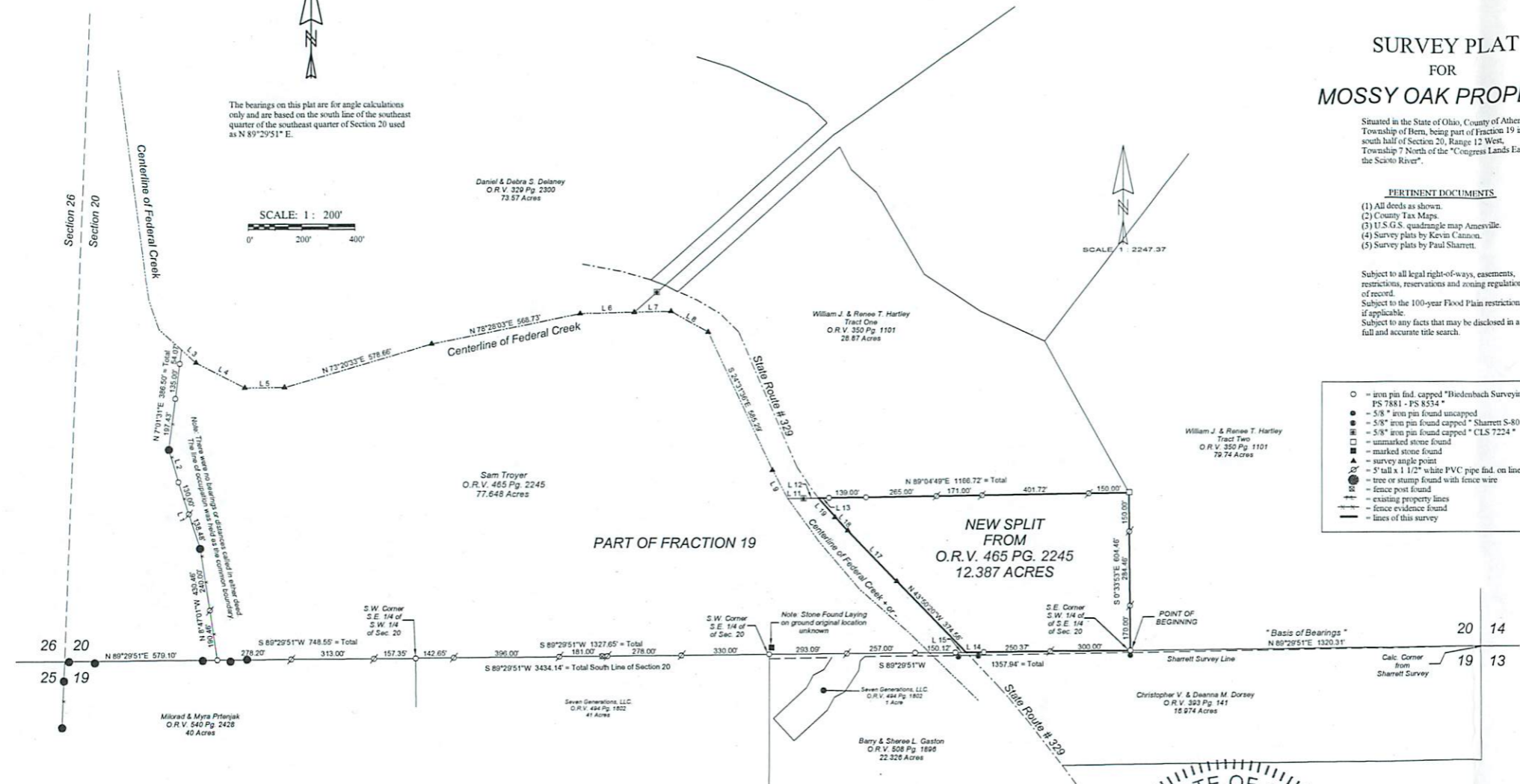
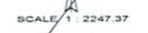
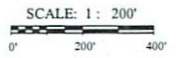
PERTINENT DOCUMENTS

- (1) All deeds as shown.
- (2) County Tax Maps.
- (3) U.S.G.S. quadrangle map Amesville.
- (4) Survey plats by Kevin Cannon.
- (5) Survey plats by Paul Sharrett.

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.
Subject to any facts that may be disclosed in a full and accurate title search.

- = iron pin found, capped "Biedenbach Surveying, LLC. PS 7881 - PS 8534"
- = 5/8" iron pin found uncapped
- = 5/8" iron pin found capped "Sharrett S-8019"
- = 5/8" iron pin found capped "CLS 7224"
- = unmarked stone found
- = marked stone found
- ▲ = survey angle point
- = 3" tall x 1 1/2" white PVC pipe found on line
- = tree or stump found with fence wire
- = fence post found
- = existing property lines
- = fence evidence found
- = lines of this survey

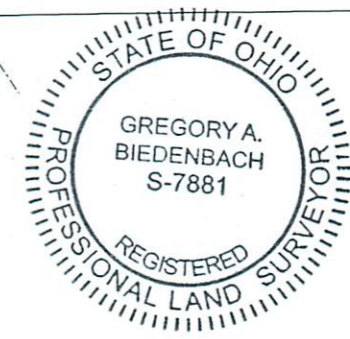
The bearings on this plat are for angle calculations only and are based on the south line of the southeast quarter of the southeast quarter of Section 20 used as N 89°29'51" E.



Line	Bearing	Distance
1	N 17°52'05"W	208.48'
2	N 18°02'23"W	131.52'
3	S 47°48'28"E	73.70'
4	S 62°30'04"E	207.50'
5	N 89°17'19"E	149.01'
6	N 88°36'21"E	204.38'
7	N 88°36'21"E	158.14'
8	S 89°10'02"E	159.59'
9	S 27°45'55"E	123.74'
10	N 7°01'31"E	54.07'
11	N 89°04'49"E	61.25'
12	N 89°04'44"E	56.36'
13	N 89°04'49"E	40.00'
14	S 89°29'51"W	67.36'
15	S 89°29'51"W	40.00'
16	N 17°52'05"W	208.48'
17	N 43°34'14"W	208.62'
18	N 42°50'05"W	70.77'
19	N 39°48'25"W	96.56'

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Ernest Wilkerson
DATE: 9/13/14



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.

Gregory A. Biedenbach
 Ohio Registered Surveyor
 No. 7881.

Note: This map is an original copy only with original signature and embossed seal.

BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43793
740.472.1262 OFFICE
740.472.5298 FAX

SURVEY PLAT FOR MOSSY OAK PROPERTIES

Situating in the State of Ohio, County of Athens,
Township of Bern, being part of Fraction 19 in the
south half of Section 20, Range 12 West,
Township 7 North of the "Congress Lands East of the
Scioto River".

PERTINENT DOCUMENTS

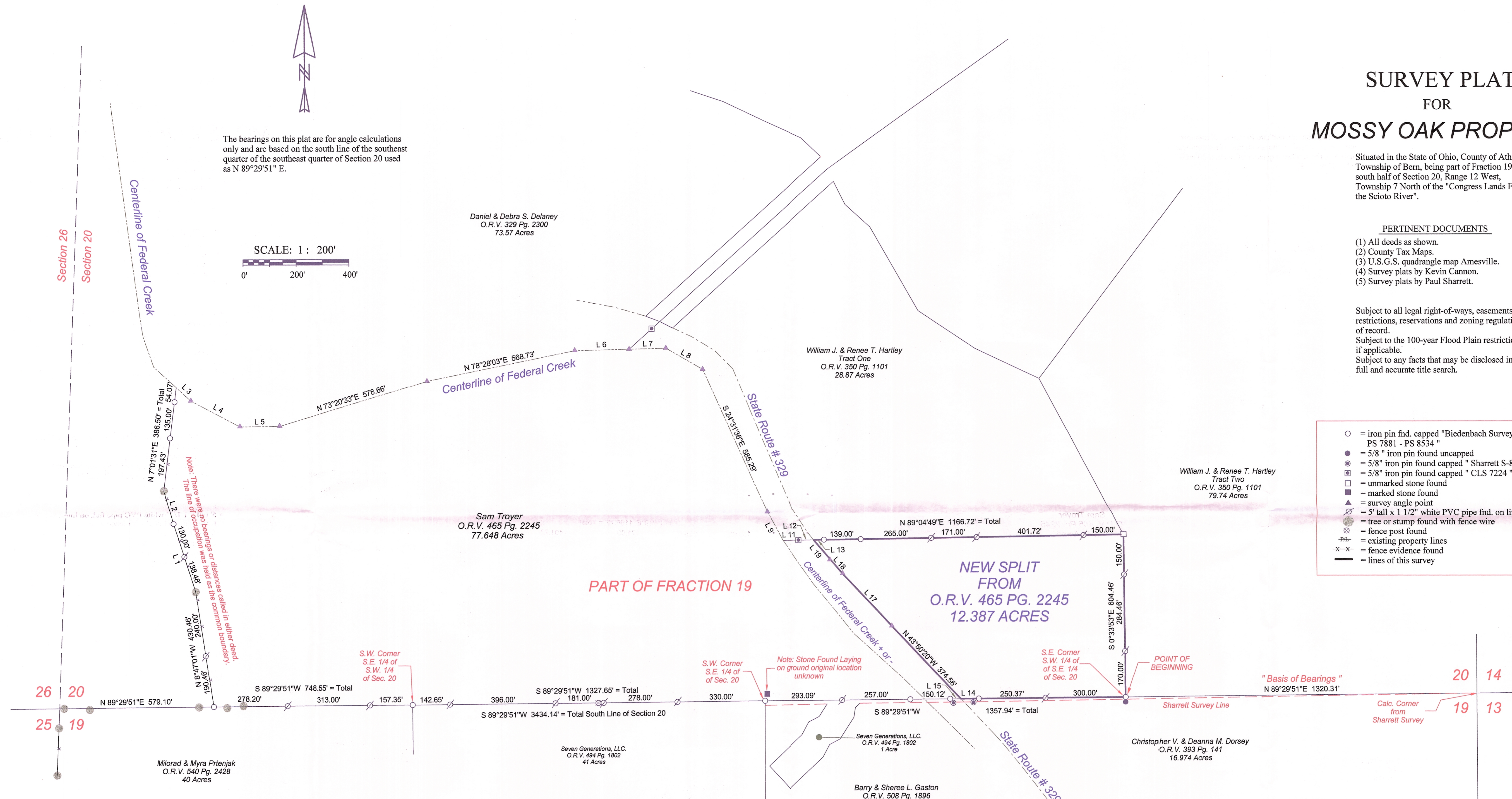
- (1) All deeds as shown.
- (2) County Tax Maps.
- (3) U.S.G.S. quadrangle map Amesville.
- (4) Survey plats by Kevin Cannon.
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restrictions, reservations and zoning regulations
of record.
Subject to the 100-year Flood Plain restrictions,
if applicable.
Subject to any facts that may be disclosed in a
full and accurate title search.

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PS 7881 - PS 8534"
- = 5/8" iron pin found uncapped
- ⊙ = 5/8" iron pin found capped "Sharrett S-8019"
- ⊠ = 5/8" iron pin found capped "CLS 7224"
- = unmarked stone found
- = marked stone found
- ▲ = survey angle point
- = 5" tall x 1 1/2" white PVC pipe find, on line
- ⊗ = tree or stump found with fence wire
- ⊕ = fence post found
- = existing property lines
- = fence evidence found
- = lines of this survey

The bearings on this plat are for angle calculations
only and are based on the south line of the southeast
quarter of the southeast quarter of Section 20 used
as N 89°29'51" E.

SCALE: 1 : 200'



Note: There were no bearings or distances called in either deed.
The line of occupation was held as the common boundary.

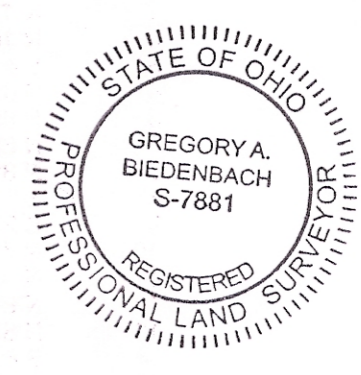
Note: Stone Found Laying
on ground original location
unknown

Line	Bearing	Distance
1	N 17°52'05"W	268.48'
2	N 16°02'23"W	131.62'
3	S 47°48'26"E	73.70'
4	S 62°30'04"E	207.90'
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Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Gregory A. Biedenbach*
DATE: 9/15/18

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.
Date: *April 6, 2018* *Gregory A. Biedenbach*
Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.



Note: This map is an original copy only with original
signature and embossed seal.

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