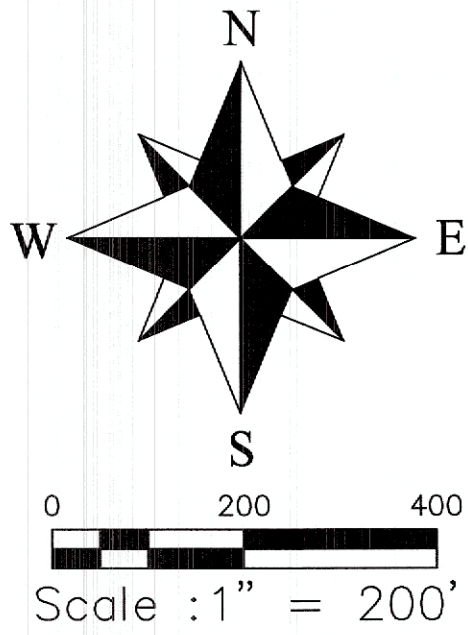


Survey Plat for PropLogix Delmar W. & Octa M. Peters

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF ALEXANDER, BEING PART OF FARM LOTS 2, 3 & 6 OF SECTION 35, RANGE 14 WEST, TOWNSHIP 8 NORTH OF "OHIO COMPANY PURCHASE".

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON THE SOUTH LINE OF FARM LOT 2 OF SECTION 35 USED AS A GRID BEARING OF NORTH 85°46'41" WEST AS CALCULATED FROM A GPS OBSERVATION NAD 83 OHIO SOUTH ZONE.



- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- ▲ = Railroad Spike Found
- = I.P.F. Uncapped
- ⊙ = 5/8" I.P.F. "Bayha 6139"
- ⊗ = 5/8" I.P.F. "Newman 8043"
- ⊗ = Post Found
- △ = Survey Angle Point
- - - = Existing Fence Line
- ⊕ = Existing Power Pole
- ⊗ = Existing Water Well
- ⊗ = Existing Septic Tank
- ⊗ = 5/8" I.P.F. "Branner 6805"

LINE	BEARING	DISTANCE
L1	N 34°48'59" E	74.87'
L2	N 38°50'55" E	89.70'
L3	N 43°08'30" E	174.39'
L4	N 30°33'18" E	113.19'
L5	N 20°35'06" E	72.68'
L6	N 12°32'00" E	81.16'
L7	N 08°19'22" E	196.55'
L8	N 04°12'05" E	114.14'
L9	N 02°49'07" W	225.55'
L10	S 82°25'48" W	225.69'
L11	S 78°02'53" W	258.03'
L12	N 41°09'38" W	351.45'
L13	S 85°31'33" E	233.58'
L14	N 85°52'23" W	111.44'

SECTION 5
SECTION 35
SECTION 35 = TOTAL

NEW SURVEY OF
D.V. 348 PG. 735
82.352 ACRES TOTAL

DELMER W. & OCTA PETERS
D.V. 348 PG. 735
70.18 Ac. (Deed)

P.N. B010010094800

Part of Lot 2

DELMER W. & OCTA PETERS
D.V. 348 PG. 735
5.150 Ac. (Deed)

Part of Lot 3

JO ANN PFEIFFER
O.R.V. 455 PG. 1954
36.42 ACRES

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP THE PLAINS.
- (4) SURVEY PLATS BY JOHN M. BRANNER.
- (5) SURVEY PLATS BY GERALD W. BAYHA.
- (6) SURVEY PLATS BY ROBERT H. EASON.
- (7) SURVEY PLATS BY KENNETH E. HIGHLAND.
- (8) SURVEY PLATS BY CHARLES T. NEWMAN.



MARY ELLEN HANNING
O.R.V. 305 PG. 469
37.43 ACRES

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 11/2/2021
DATE: _____
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.

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Bertram J. Williams*
DATE: 11/16/21

Survey File No.: GB-3839F

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.