

## Description of 46.795 Acres

The following described parcel is a new split out of a 51.794 acres (deed) 51.798 acres (survey) tract as conveyed Barbara J. McGrath by Official Records Volume 457, Page 1842 of the Athens County Recorder's Office.

Situated in the State of Ohio, County of Athens, Township of Carthage, being in the southeast quarter of Section 25, Range 12 West, Township 5 North, of "The Ohio Company Purchase", and being bounded and described as follows:

Commencing for reference at the southwest corner of the southeast quarter of Section 25 (Note: Reference bearing on the west line of the southwest quarter of the southeast quarter of Section 25 used as North 04°46'26" East.);

thence, with the west line of the southwest quarter of the southeast quarter, North 04°46'26" East a distance of 660.87 feet to a point at the southwest corner of a 9.87 acres tract as conveyed to Richard H. Jr. and Cathy L. Ollom by Parcel One of Official Records Volume 546, Page 2610 of the Athens County Recorder's Office;

thence, with the south line of said Ollom property, South 86°25'43" East a distance of 225.77 feet to a stone found at the southwest corner of a 23.61 acres tract as conveyed to Barbara J. McGrath by Official Records Volume 431, Page 1699 of the Athens County Recorder's Office;

thence, with the south line of said McGrath 23.61 acres tract, South 85°49'12" East a distance of 1,117.18 feet to a point in or near the center of Township Road No. 112 (Dutch Ridge Road), being **THE TRUE POINT OF BEGINNING** for this description, passing through a 5/8" iron pin found capped "McSteen 7104" at a distance of plus 1,096.83 feet;

thence, from said Point of Beginning in or near the center of Township Road No. 112, the following 2 courses:

1. North 06°12'35" East a distance of 129.64 feet to a point;
2. thence North 05°06'27" East a distance of 70.47 feet to a point;

thence, leaving the road, South 85°49'12" East a distance of 872.00 feet to a 5/8" iron pin set, passing through two 5/8" iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

thence North 04°57'43" East a distance of 250.00 feet to a 5/8" iron pin set;

thence North 85°49'12" West a distance of 872.00 feet to a point in or near the center of Township Road No. 112, passing through two 5/8" iron pins set at distances of plus 742.00 feet and plus 842.00 feet, respectively;

thence, in or near the center of Township Road No. 112, the following 6 courses:

1. thence North 04°38'43" East a distance of 320.35 feet to a point;
2. thence North 03°48'54" West a distance of 200.00 feet to a point;
3. thence North 03°48'54" West a distance of 181.95 feet to a point;
4. thence North 13°28'05" West a distance of 185.49 feet to a point;

5. thence North 27°35'51" West a distance of 347.42 feet to a point;
6. thence North 20°13'16" West a distance of 42.08 feet to a point in the south line of a 29.272 acres tract as conveyed to Douglas and Valerie Woodburn by Official Records Volume 514, Page 634 of the Athens County Recorder's Office;

thence, leaving the road and with the south line of said Woodburn property, South 85°33'52" East a distance of 1,617.66 feet to a fence corner post found in the east line of Section 25, passing through a 5/8" iron pin found uncapped at a distance of plus 9.85 feet;

thence, with the east line of Section 25, South 04°26'13" West a distance of 1,651.80 feet to bent 1/2" iron pin found capped "Swoyer 6765" at the northeast corner of a 8.12 acres tract as conveyed to Robert L. II and Roberta M. Washburn by Official Records Volume 308, Page 1868 of the Athens County Recorder's Office;

thence, with the north line of said Washburn property and an extension thereof, North 85°49'12" West a distance of 1,312.28 feet to the **POINT OF BEGINNING**, passing through a 5/8" iron pin found uncapped at a distance of plus 1,005.57 feet;

containing 46.795 acres, more or less, being part of Parcel No. F01001006280.

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

Subject to the right-of-way of Township Road No. 112 (Dutch Hill 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".

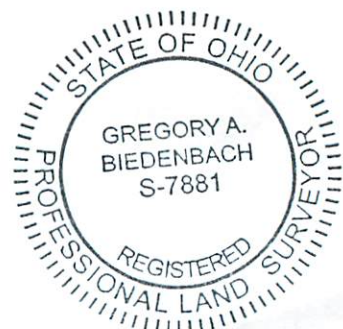
The bearings in this description are for angle calculations only and are based on the west line of the southwest quarter of the southeast quarter of Section 25 used as an assumed bearing of North 04°46'26" East.

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 October 20, 2018. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 457, Page 1842.

Oct. 20, 2018 \_\_\_\_\_  
Date Gregory A. Biedenbach  
Ohio Registered Surveyor  
No. 7881.





# Survey Plat for BRUNER LAND COMPANY, INC.



Scale : 1" = 100'

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25 USED AS NORTH 04°48'26" EAST.

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF GARTHAGE, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 25, RANGE 12 WEST, TOWNSHIP 5 NORTH OF "THE OHIO COMPANY PURCHASE".

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.

INEZ WNLAND  
O.R.V. 188 PG. 570  
RESIDUE OF 45 ACRES

DOUGLAS & VALERIE WOODBURN  
O.R.V. 514 PG. 634  
29.272 ACRES

CHERYL McGRATH ET. AL.  
O.R.V. 272 PG. 1648  
15.71 ACRES

LINE	BEARING	DISTANCE
L1	N 20°13'16" W	42.08'
L2	N 13°28'05" W	185.49'
L3	N 03°48'54" W	181.95'
L4	N 03°48'54" W	200.00'
L5	N 05°06'27" E	241.77'
L6	N 06°12'35" E	129.64'

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Gregory A. Biedenbach*  
DATE: 12/11/18

BARBARA J. McGRATH  
O.R.V. 457 PG. 1842  
51.784 ACRES  
P.N. F01001006280

NEW SPLIT FROM  
O.R.V. 457 PG. 1842  
46.795 ACRES

RICHARD H. JR. &  
CHRYL OLLOM  
P.V. 514 PG. 2010  
O.R.V. 514 PG. 2010  
9.87 ACRES

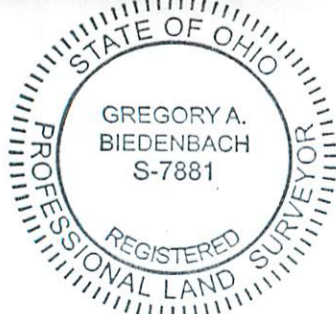
BARBARA J. McGRATH  
O.R.V. 431 PG. 1689  
23.61 ACRES

BARBARA J. McGRATH  
O.R.V. 457 PG. 1842  
5.003 ACRES RESIDUE  
P.N. F01001006280

JAUNITA T. GUTHRIE  
D.V. 200 PG. 555  
50 ACRES

ROBERT L II &  
SHIRLEY R. WASHBURN  
VOL. 347 PG. 58  
31.87 ACRES

ROBERT L II &  
ROBERTA M. WASHBURN  
O.R.V. 308 PG. 1868  
8.12 ACRES



S.W. COR.  
SEC. 25  
T. 5 N.  
R. 12 W.

**PERTINENT DOCUMENTS**

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP ALFRED.
- (4) SURVEY PLATS BY SCOTT A. ENGLAND.
- (5) SURVEY PLAT BY GREGORY K. WRIGHT.
- (6) SURVEY PLAT BY KENNETH E. HIGHLAND.
- (7) SURVEY PLAT BY CHARLES T. NEWMAN.
- (8) SURVEY PLAT BY LEONARD F. SWOYER JR.
- (9) SURVEY PLAT BY EUGENE TRIPLETT.
- (10) SURVEY PLAT BY ALAN D. ROBINSON.

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- △ = survey angle point
- = I.P.F. uncapped (also noted)
- ⊙ = 5/8" I.P.F. "McSteen 7104"
- ⊠ = 1/2" I.P.F. "Swoyer 6765"
- = unmarked stone found
- ⊗ = post found

**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*  
GREGORY A. BIEDENBACH  
OHIO REG. SURVEYOR PS 7881  
BIEDENBACH SURVEYING, LLC.  
114 ADAMS AVENUE  
WOODSFIELD, OHIO 43793  
1.740.472.1252 OFFICE  
1.740.472.5299 FAX

DATE: 12/20/18

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