

Description of 89.863 Acres

The following described parcel is a retracement survey of an 89.57 acres tract as conveyed to CMBD, LLC. by Official Records Volume 595, Page 1136 of the Athens County Recorder's Office.

Situated in the State of Ohio, County of Athens, Township of Troy, being in the west half of Section 33, Range 11 West, Township 5 North and in the Township of Carthage, being part of the east half of Section 3, Range 12 West, Township 5 North, of "The Ohio Company Purchase", and being bounded and described as follows:

BEGINNING at a stone found at the northwest corner of the southwest quarter of Section 33 (Note: Reference bearing on the north line of the northwest quarter of the southwest quarter of Section 33 used as South 87°24'56" East as calculated from a GPS Observation NAD 83 (2011) Ohio South Zone.);

thence, from said Point of Beginning with the north line of the southwest quarter, South 87°24'56" East a distance of 1,319.99 feet to a 5/8" iron pin found capped "Branner 6805" at the southeast corner of a 18.23 acres tract as conveyed to Elizabeth Jones by Official Records Volume 561, Page 732 of the Athens County Recorder's Office;

thence, with the east line of said Jones 18.23 acres tract, North 02°57'51" East a distance of 168.12 feet to a point in the center of Township Road No. 135 (Dixon Road), passing through a 5/8" iron pin found capped "Branner 6805" at a distance of plus 133.12 feet;

thence, with the center of Township Road No. 135, the following 2 courses:

1. South 39°19'24" East a distance of 183.40 feet to a point;
2. thence South 42°56'04" East a distance of 45.13 feet to a point in the south line of northwest quarter;

thence, with the south line of the northwest quarter, North 87°24'56" West a distance of 136.12 feet to an iron pin set at the northeast corner of northwest quarter of the southwest quarter of Section 33, passing through a 5/8" iron pin set at distance of plus 30.00 feet;

thence, with the east line of the northwest quarter of the southwest quarter, South 03°32'18" West a distance of 1,336.70 feet to a 5/8" iron pin found uncapped at the center of the southwest quarter of Section 33;

thence, with the south line of the northwest quarter of the southwest quarter, North 88°10'58" West a distance of 495.00 feet to a 5/8" iron pin set at the northwest corner of a 19.47 acre tract as conveyed to John H. and Sherra D. Thompson by Official Records Volume 55, Page 17 of the Athens County Recorder's Office;

thence, with the west line of said Thompson 19.47 acres tract, South 02°11'24" West a distance of 1,264.43 feet to a 5/8" iron pin found capped in the north limited access right-of-way line of State Route No. 50;

thence, with the north limited access right-of-way line of State Route No. 50, the following 2 courses:

1. North 82°57'53" West a distance of 646.53 feet to a 5/8" iron pin set 140.00 feet left of Station 853+00.

2. thence South 85°36'02" West a distance of 180.87 feet to a 5/8" iron pin set in the west line of Section 33 and being the east line of Section 3;

thence, with said section line, North 02°27'21" East a distance of 1,456.77 feet to a 5/8" iron pin found uncapped in the east line of a 107.22 acres tract as conveyed to CMBD LLC. by Official Records Volume 578, Page 1062 of the Athens County Recorder's Office;

thence, with the east line of said CMBD LLC. property, the following 2 courses:

1. North 87°58'16" West a distance of 511.59 feet to a 5/8" iron pin found capped "Cassell 6378";
2. thence North 29°00'06" West a distance of 1,321.80 feet to a 5/8" iron pin found capped "Cassell 6378" in the north line of the southeast quarter of Section 3;

thence, with the north line of the southeast quarter, South 87°16'11" East a distance of 903.49 feet to an iron pipe found at the southeast corner of a 35.74 acres tract as conveyed to Bradley J. and Bonnie C. Bishop by Official Records Volume 467, Page 1628 of the Athens County Recorder's Office;

thence, with the east line of said Bishop 35.74 acres tract, North 05°01'33" East a distance of 773.88 feet to a 5/8" iron pin found uncapped in the south line of a 0.45 acre tract as conveyed to Steven Blower by Official Records Volume 290, Page 763 of the Athens County Recorder's Office;

thence, with the south line of said Blower property, South 85°03'18" East a distance of 108.19 feet to a 5/8" iron pin found capped "Branner 6805" at the northwest corner of a 1.57 acres tract as conveyed to Steven Blower by Official Records Volume 183, Page 762 of the Athens County Recorder's Office;

thence, with said Blower 1.57 acres tract, the following 2 courses:

1. South 04°08'00" West a distance of 430.28 feet to a 5/8" iron pin found uncapped;
2. thence South 85°44'48" East a distance of 169.43 feet to a 5/8" iron pin found capped "Branner 6805" in the east line of the northeast quarter of Section 3;

thence, with the east line of Section 3 and being the west line of Section 33, South 02°57'51" West a distance of 329.80 feet to the **POINT OF BEGINNING**;

containing 89.863 acres, more or less, of which:

64.453 acres are in Section 33 all of Parcel No. L010010096800 and
25.410 acres are in Section 3 all of Parcel No. F010010009500.

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. 135 (Dixon 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 north line of the northwest quarter of the southwest quarter of Section 33 used as a grid bearing of South 87°24'56" East as calculated from a GPS Observation NAD 83 (2011) 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 June 20, 2022. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 595, Page 1136.

Aug. 28, 2022 Gregory A. Biedenbach

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

Cc: Survey File: GB-3973



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Perceval G. Allen*
DATE: *9/19/22*

