

Description of 61.016 acres

Situated in the State of Ohio, County of Athens, Township of Lodi, being in the northwest quarter of Section 23, Range 13 West, Township 4 North, of "The Ohio Company Purchase", and being bounded and described as follows:

Beginning at a marked stone found at the northwest corner of Section 23 (Note: Reference bearing on the north line of the northwest quarter of the northwest quarter of Section 23 used as South 89°38'41" East.);

thence, from said Point of Beginning with the north line of said section, South 89°38'41" East a distance of 1,385.83 feet to an iron pin set at the northeast corner of the northwest quarter of the northwest quarter of Section 23;

thence, leaving the section line and with the quarter-quarter section line, South 00°19'45" East a distance of 1,279.82 feet to an iron pin set at the center of the northwest quarter, passing through an iron pin found at a distance of plus 974.79 feet;

thence, with the quarter-quarter section line, South 89°56'23" East a distance of 462.50 feet to an iron pin found in the centerline of Township Road No. 90, passing through two iron pins found at distances of plus 8.88 feet and plus 439.50 feet, respectively;

thence, leaving the quarter-quarter section line and with the centerline of said road, the following seventeen courses:

1. South 40°02'19" West a distance of 128.52 feet to a spike nail set;
2. thence South 46°27'15" West a distance of 93.75 feet to a spike nail set;
3. thence South 56°18'28" West a distance of 83.58 feet to a spike nail set;
4. thence South 65°47'26" West a distance of 77.58 feet to a spike nail set;
5. thence South 75°02'37" West a distance of 117.87 feet to a spike nail set;
6. thence South 55°30'13" West a distance of 65.55 feet to a spike nail set;
7. thence South 46°07'56" West a distance of 101.38 feet to a spike nail set;
8. thence South 31°44'37" West a distance of 96.17 feet to a spike nail set;
9. thence South 23°00'24" West a distance of 82.29 feet to a spike nail set;

Lodi #23

Description of 61.016 acres

10. thence South $07^{\circ}43'30''$ West a distance of 70.53 feet to a spike nail set;
11. thence South $08^{\circ}12'32''$ East a distance of 114.69 feet to a spike nail set;
12. thence South $06^{\circ}19'10''$ East a distance of 87.58 feet to a spike nail set;
13. thence South $18^{\circ}16'19''$ West a distance of 67.98 feet to a spike nail set;
14. thence South $54^{\circ}08'24''$ West a distance of 82.60 feet to a spike nail set;
15. thence South $67^{\circ}50'02''$ West a distance of 93.36 feet to a spike nail set;
16. thence South $74^{\circ}59'40''$ West a distance of 151.55 feet to a spike nail set;
17. thence South $75^{\circ}59'28''$ West a distance of 106.57 feet to a spike nail set at the intersection with County Road No. 25 (Long Run Road);

thence, with the centerline of County Road No. 25, North $48^{\circ}05'37''$ West a distance of 145.64 feet to a point at the southeast corner of a 1.25 acres tract as conveyed to Grace McKibben by Volume 350, Page 899 of the Athens County Recorder's Office;

thence, leaving the road and with said McKibben property, the following three courses:

1. North $23^{\circ}04'55''$ East a distance of 291.99 feet to an iron pin set, passing through an iron pin set at a distance of plus 25.99 feet and passing through two white posts found at distances of plus 21.99 feet and plus 220.67 feet, respectively;
2. thence North $48^{\circ}05'37''$ West a distance of 200.00 feet to an iron pin set;
3. thence South $23^{\circ}04'55''$ West a distance of 278.84 feet to a point in the centerline of County Road No. 25, passing through an iron pin set at a distance of plus 245.84 feet;

thence, leaving said McKibben property and with the centerline of County Road No. 25, the following six courses:

1. North $32^{\circ}33'34''$ West a distance of 36.27 feet to a spike nail set;
2. thence North $17^{\circ}53'16''$ West a distance of 210.18 feet to a spike nail set;
3. thence North $24^{\circ}57'41''$ West a distance of 101.30 feet to a spike nail set;

4. thence North 39°00'20" West a distance of 69.45 feet to a spike nail set;
5. thence North 52°54'46" West a distance of 76.35 feet to a spike nail set;
6. thence North 56°32'04" West a distance of 93.12 feet to a point at the southeast corner of a 1.18 acres tract as conveyed to Harold and Wilma Douglas by Volume 236, Page 276 of the Athens County Recorder's Office;

thence, leaving the road and with said Douglas property, the following three courses:

1. North 23°13'13" East a distance of 260.00 feet to an iron pin found, passing through an iron pin set at a distance of plus 25.00 feet;
2. thence North 58°20'47" West a distance of 200.00 feet to an iron pin found;
3. thence South 23°13'13" West a distance of 260.00 feet to a point in the centerline of County Road No. 25, passing through an iron pin set at a distance of plus 230.00 feet;

thence, leaving said Douglas property and with the centerline of County Road No. 25, North 58°00'03" West a distance of 126.14 feet to a point in the west line of Section 23;

thence, leaving the road and with the section line, North 00°13'08" East a distance of 1,420.50 feet to the Point of Beginning, passing through an iron pin found at a distance of plus 25.79 feet;

containing 61.016 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 County Road No. 25 (Long Run Road).

Subject to the right-of-way of Township Road No. 90.

Subject to the 100-year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped and labeled "Biedenbach PS 7881".

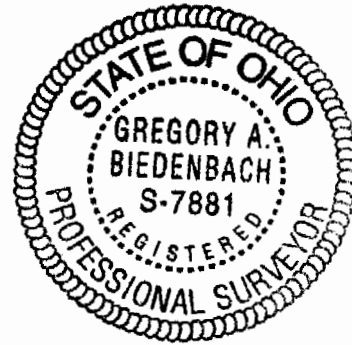
The bearings in this description are for angle calculations only and are based on the north line of the northwest quarter of the northwest quarter of Section 23 used as an assumed bearing of South 89°38'41" East.

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 March 31, 2003. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Volume 295, Page 550.

April 8, 03 Gregory A. Biedenbach
Date Gregory A. Biedenbach
 Ohio Registered Surveyor
 No. 7881.



...tion checked for
Mathematical Accuracy
DEMS COUNTY
ENGINEER'S OFFICE
BY: K. Canterbury
DATE: 5-12-03

THIRD TRACT
VOL. 160, PG. 121
29.28 AC.

JAMES & CATHERINE BRANDAU
FOURTH TRACT
VOL. 328, PG. 271
40 AC.

N.E. CORNER OF
N.W. 1/4 OF N.W. 1/4
OF SECTION 23

POINT OF BEGINNING
30 24
29 23

"BASIS OF BEARINGS"
S 89°38'41"E 1385.83'

S 89°38'41"E 1385.84'

SECTION 24

SECTION 23

SURVEY PLAT FOR ANTHONY LAND COMPANY

Situated in the State of Ohio, County of Athens,
Township of Lodi, being in the northwest quarter
of Section 23, Range 13 West, Township 4 North of the
"Ohio Company Purchase".

PERTINENT DOCUMENTS

- (1) All deeds as shown.
- (2) County Tax Maps.
- (3) U.S.G.S. quadrangle map Athens.
- (4) Survey plat by Gregory Wright.
- (5) Survey in Athens County Engineer's Vol. 3, Pg. 76
- (6) Survey plat by

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.

N.E. CORNER OF
S.E. 1/4 OF N.W. 1/4
OF SECTION 23

NEW SURVEY
OF
VOLUME 295, PG. 550
61.016 ACRES

ARTHUR FROHNHOEFER
VOLUME 295, PG. 550

JAMES & CATHERINE BRANDAU
THIRD TRACT
VOL. 328, PG. 271
35.0 ACRES
SEE: ENGINEER VOL. 3, PG. 76

JOYCE FRESCHAUF
DAWN LaPORTE
VOL. 145, PG. 615
5.00 AC.
SEE: WRIGHT SURVEY

CENTER OF N.W. 1/4
OF SECTION 23

S 89°56'23"E 922.77'
1/4 - 1/4 SECTION LINE

Line	Bearing	Distance
1	S 40°02'19"W	128.52'
2	S 46°27'15"W	93.75'
3	S 56°18'28"W	83.58'
4	S 65°47'26"W	77.58'
5	S 75°02'37"W	117.87'
6	S 55°30'13"W	65.55'
7	S 46°07'56"W	101.38'
8	S 31°44'37"W	96.17'
9	S 23°00'24"W	82.29'
10	S 7°43'30"W	70.53'
11	S 8°12'32"E	114.69'
12	S 6°19'10"E	87.58'
13	S 18°16'19"W	67.98'
14	S 54°08'24"W	82.60'
15	S 67°50'02"W	93.36'
16	S 74°59'40"W	151.55'
17	S 75°59'28"W	106.57'
18	N 48°05'37"W	145.64'
19	N 23°04'55"E	291.99'
20	N 48°05'37"W	200.00'
21	S 23°04'55"W	278.84'
22	N 32°33'34"W	36.27'
23	N 17°53'16"W	210.18'
24	N 24°57'41"W	101.30'
25	N 39°00'20"W	69.45'
26	N 52°54'46"W	76.35'
27	N 56°32'04"W	93.12'
28	N 23°13'13"E	260.00'
29	N 58°20'47"W	200.00'
30	S 23°13'13"W	260.00'
31	N 58°00'03"W	126.14'
32	S 89°56'23"E	8.88'
33	S 89°56'23"E	23.00'
34	N 23°04'55"E	21.99'
35	N 23°04'55"E	4.00'
36	N 23°04'55"E	194.68'
37	N 23°04'55"E	71.32'
38	S 23°04'55"W	245.84'
39	S 23°04'55"W	33.00'
40	N 23°13'13"E	25.00'
41	N 23°13'13"E	235.00'
42	S 23°13'13"W	230.00'
43	S 23°13'13"W	30.00'
44	N 0°13'08"E	25.79'
45	N 0°13'08"E	107.77'
46	N 88°34'09"E	15.65'
47	N 48°05'37"W	159.45'
48	N 32°33'34"W	46.49'
49	N 58°20'47"W	200.00'

- = iron pin set capped "Biedenbach PS 7881"
- = iron pin found uncapped
- ◐ = iron pin found capped "
- ⊙ = large spike nail set
- = unmarked stone found
- = marked stone found
- ▲ = survey angle point
- ☆ = railroad spike or P.K. nail set
- ⊕ = railroad spike or P.K. nail found
- ⊗ = tree found with fence wire found
- ⊙ = post found
- = existing property lines
- x-x- = fence evidence found
- = lines of this survey
- ⊕ = concrete monument 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.

April 8, 03
Date
Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.



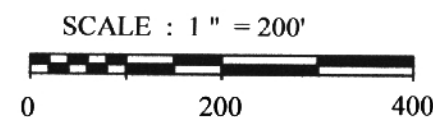
JOB NO. GB-744F

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *G. Biedenbach*
DATE: 3-18-03

HAROLD & WILMA DOUGLAS
VOL. 245, PG. 117
13.93 AC.

NOTE "A": THE OCCUPATION LINES WERE HELD
AND TESTIMONY FROM THE OWNER
REGARDING THE ACCEPTED BOUNDARY
OF THIS PARCEL. THE DESCRIPTION IN
VOLUME 350, PG. 899 APPEARS IT WAS NOT
PREPARED WITH THE BENEFIT OF AN ACTUAL
FIELD SURVEY BY A LICENSED SURVEYOR.

The bearings on this plat are for angle calculations
only and are based on the north line of the northwest
quarter of the northwest quarter of Section 23 used
as S 89°38'41" E.



BIEDENBACH LAND SURVEYING
105 HOME AVENUE
WOODSFIELD, OHIO 43793
(740)-472-1262

SECOND TRACT
VOL. 160, PG. 121
33.18 AC.

BOYD & CAROLYN BOBO
FIRST TRACT
VOL. 160, PG. 121
42.05 AC.