

**Survey for  
Agri Soils, Ltd.  
25.321 Acres more or less**

Situated in the State of Ohio, County of Athens, Township of Rome, being in the Southwest Quarter of Section 1, Township 6N., Range 12W. of the Ohio Company Purchase (O.C.P.) and being a part of the original tract (Parcel K010010006900 carried as 115 acres) as transferred to Agri Soils, Ltd. and recorded in Official Record Book 572, Page 2152 and being bounded and described as follows:

Beginning at a stone found with an "X", taken to be the northeast corner of said Southwest Quarter of Section 1, taken to be the northwesterly corner of an 80 acre tract as conveyed to Campbell's Manor, LLC and recorded in Official Record Book 186, Page 64;

thence with a line taken to be the east line of said Southwest Quarter of Section 1, taken to be the westerly line of said 80 acre tract, South 2 degrees 17 minutes 30 seconds West a distance of 437.81 feet to an iron pin set, taken to be in the east line of said Southwest Quarter, taken to be in the westerly line of said 80 acre tract, being in the centerline of an existing road used by said Campbell's Manor, LLC for ingress and egress and being the principle **Point of Beginning** of this survey;

thence continuing with a line taken to be the east line of said Southwest Quarter of Section 1, taken to be the westerly line of said 80 acre tract, South 2 degrees 17 minutes 30 seconds West a distance of 1230.83 feet to an iron pin set, taken to be in the east line of said Southwest Quarter, taken to be in the westerly line of said 80 acre tract, taken to be the northeasterly corner of a 5.01 acre tract as conveyed to Ralph Jamie Brunty and recorded in Official Record Book 426, Page 2179;

thence leaving the east line of said Southwest Quarter and with a line taken to be the northerly line of said 5.01 acre tract, South 79 degrees 23 minutes 10 seconds West a distance of 758.89 feet to an iron pin set, taken to be in the northerly line of said 5.01 acre tract;

thence with a division line through said tract that this survey is a part for the next 4 calls:

1. North 10 degrees 36 minutes 49 seconds West a distance of 350.00 feet to an iron pin set; thence
2. North 18 degrees 32 minutes 2 seconds East a distance of 141.05 feet to an iron pin set; thence
3. South 79 degrees 23 minutes 10 seconds West a distance of 164.31 feet to an iron pin set; thence
4. North 36 degrees 29 minutes 40 seconds West a distance of 789.41 feet to a point in the centerline of Lightner Road (T-147), passing an iron pin set at a distance of 771.92 feet;

thence with the centerline of said Lightner Road and continuing with a division line through said tract that this survey is a part for the next 2 calls:

1. With a curve to the right, having a radius of 215.87 feet, an arc length of 79.78 feet, a long chord bearing of North 74 degrees 48 minutes 50 seconds East and a long chord distance of 79.33 feet to a point; thence
2. North 82 degrees 43 minutes 17 seconds East a distance of 173.32 feet to a 6" steel spike set;

thence leaving the centerline of said Lightner Road and continuing with a division line through said tract that this survey is a part (being the centerline of said existing road used by Campbell's Manor, LLC for ingress and egress) for the next 7 calls:

1. South 71 degrees 42 minutes 37 seconds East a distance of 203.47 feet to an iron pin set; thence
2. With a curve to the right, having a radius of 268.17 feet, an arc length of 239.29 feet, a long chord bearing of South 77 degrees 43 minutes 5 seconds East and a long chord distance of 231.43 feet to an iron pin set; thence
3. North 86 degrees 24 minutes 24 seconds East a distance of 90.64 feet to an iron pin set; thence
4. North 73 degrees 37 minutes 35 seconds East a distance of 264.05 feet to an iron pin set; thence
5. With a curve to the left, having a radius of 349.91 feet, an arc length of 255.94 feet, a long chord bearing of North 54 degrees 27 minutes 38 seconds East and a long chord distance of 250.27 feet to an iron pin set; thence
6. North 54 degrees 35 minutes 44 seconds East a distance of 82.77 feet to an iron pin set; thence
7. North 62 degrees 38 minutes 55 seconds East a distance of 183.54 feet to the **Point of Beginning** and containing 25.321 acres more or less and subject to all legal rights-of-way, restrictions, reservations, zoning regulations of record and easements of record.

Included with and reserving from the above described 25.321 acre more or less tract is a shared easement for ingress, egress and utilities from the easterly line of said above described 25.321 acre more or less tract and along an existing road used by Campbell's Manor, LLC (recorded in Official Record Book 186, Page 64) to the centerline of Lightner Road (T-147) and the centerline of this shared easement is described as follows:

Beginning at a stone found with an "X", taken to be the northeast corner of said Southwest Quarter of Section 1, taken to be the northwesterly corner of an 80 acre tract as conveyed to Campbell's Manor, LLC and recorded in Official Record Book 186, Page 64;

thence with a line taken to be the east line of said Southwest Quarter of Section 1, taken to be the westerly line of said 80 acre tract, South 2 degrees 17 minutes 30 seconds West a distance of 437.81 feet to an iron pin set, taken to be in the east line of said Southwest Quarter, taken to be in the westerly line of said 80 acre tract and being in the centerline of said existing road used by said Campbell's Manor, LLC for ingress and egress and being the principle **Point of Beginning** of the centerline of this shared easement;

thence leaving the east line of said Southwest Quarter and with the southerly line of the above described 10.173 acre more or less tract, being the centerline of said existing road for the next 7 calls:

1. South 62 degrees 38 minutes 55 seconds West a distance of 183.54 feet to an iron pin set; thence
2. South 54 degrees 35 minutes 44 seconds West a distance of 82.77 feet to an iron pin set; thence
3. With a curve to the right, having a radius of 349.91 feet, an arc length of 255.94 feet, a long chord bearing of South 54 degrees 27 minutes 38 seconds West and a long chord distance of 250.27 feet to an iron pin set; thence

4. South 73 degrees 37 minutes 35 seconds West a distance of 264.05 feet to an iron pin set; thence

5. South 86 degrees 24 minutes 24 seconds West a distance of 90.64 feet to an iron pin set; thence

6. With a curve to the left, having a radius of 268.17 feet, an arc length of 239.29 feet, a long chord bearing of North 77 degrees 43 minutes 5 seconds West and a long chord distance of 231.43 feet to an iron pin set; thence

7. North 71 degrees 42 minutes 37 seconds West a distance of 203.47 feet to a 6" steel spike set in the centerline of Lightner Road (T-147) and being the **Terminus Point** of the centerline of this shared easement and subject to all legal rights-of-way, restrictions, reservations, zoning regulations of record and easements of record.

All iron pins set are 5/8" steel rebar, 30 inches in length with a blue cap marked "Kinnison PS 8231".

All Deed Volumes and Official Record Books are referenced to the Athens County Recorder's Office.

Bearings are based upon the North 2 degrees 39 minutes 45 seconds East line (NAD-83, Ohio South) of the west line of the Southwest Quarter of Section 1, Rome Township. All bearings are from angles and distances as measured in the field and tied by GPS to the ODOT CORS stations.

A survey of this property was completed in October 27, 2020 under the supervision of Michael A. Kinnison, Engineer and Surveyor, 218 East 2<sup>nd</sup> Street, Wellston, Ohio. Registered Surveyor Number 8231.

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Brianne Williams*  
DATE: 11/18/20



*[Signature]*  
**Michael A. Kinnison, P.L.S. No. 8231**

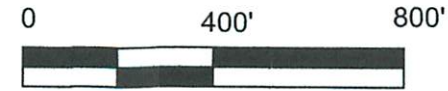
11/19/20  
**Date**

\*\*\*\*\* End of Description \*\*\*\*\*



**Kinnison Engineering and Surveying, LLC**  
**Michael A. Kinnison P.E., P.S.**  
 218 E. 2nd Street  
 Wellston, Ohio 45692  
 Telephone: 740-418-5364

This survey is not valid without the original signature and seal of the Land Surveyor.



LEGEND	
●	5/8" Rebar Set, 30" in Length, Cap Stamped, "Kinnison PS 8231"
•	Point
□	Stone Found with an "X"
○	5/8" Iron Pin Found, Cap Stamped, "JD Newcome RLS 7321"
■	6" Steel Spike Set

Agri Soils, Ltd.  
 O.R. 0572/2152  
 remainder of the original tract  
 Parcel K010010006900  
 (carried as 115 Acres)

**Terminus Point of the centerline of an easement for ingress, egress and utilities (30.00 feet wide), being the centerline of an existing road used by Campbell's Manor, LLC**

N82°43'17"E  
 173.32'  
 N74°48'50"E  
 LC=79.33'  
 R=215.87'  
 A=79.78'

S77°43'05"E  
 LC=231.43'  
 R=268.17'  
 A=239.29'

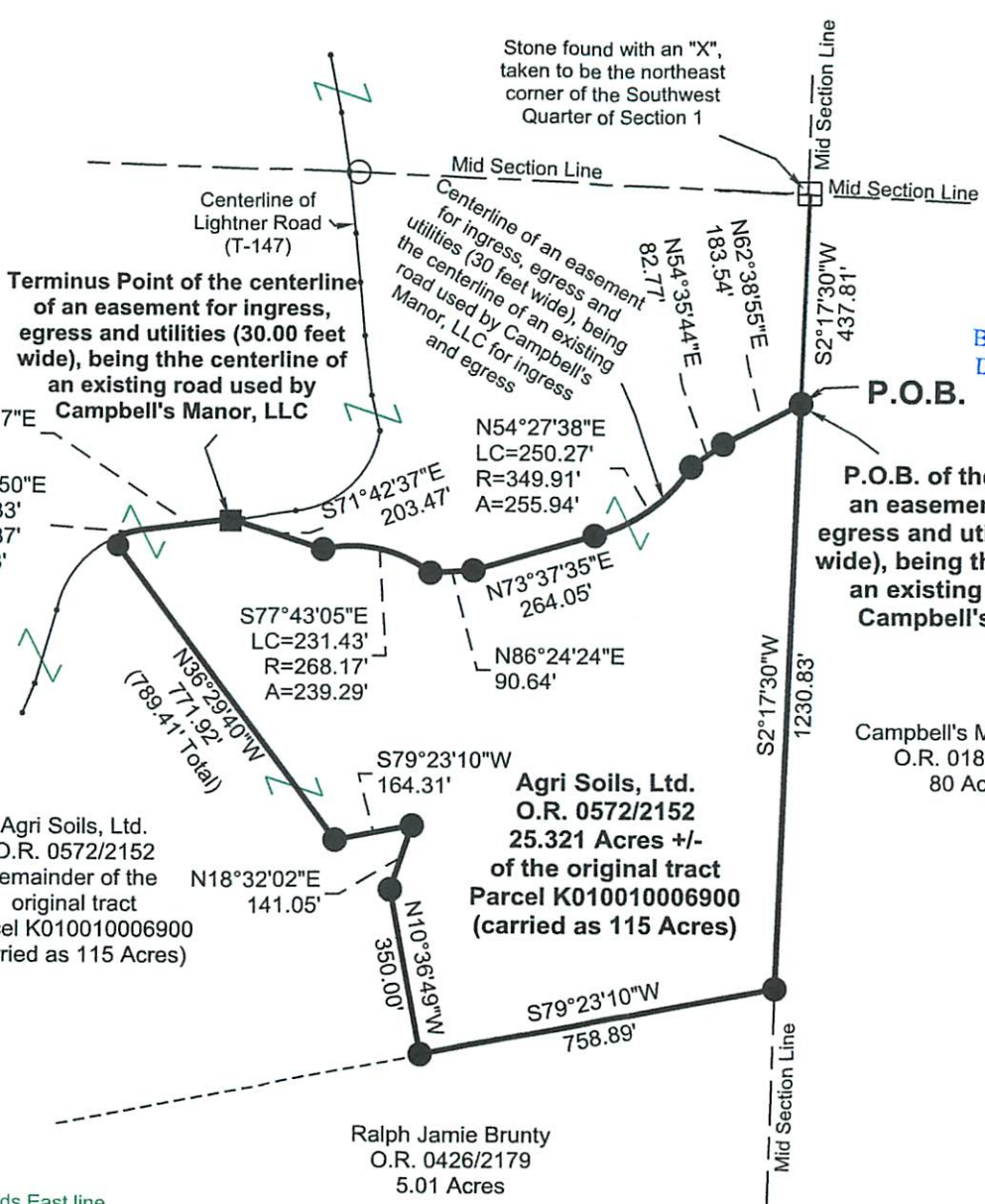
Agri Soils, Ltd.  
 O.R. 0572/2152  
 remainder of the original tract  
 Parcel K010010006900  
 (carried as 115 Acres)

N18°32'02"E  
 141.05'

**Agri Soils, Ltd.**  
**O.R. 0572/2152**  
**25.321 Acres +/-**  
**of the original tract**  
**Parcel K010010006900**  
**(carried as 115 Acres)**

Ralph Jamie Brunty  
 O.R. 0426/2179  
 5.01 Acres

Stone found with an "X", taken to be the northeast corner of the Southwest Quarter of Section 1



Description Checked for  
 Mathematical Accuracy  
 Athens County  
**ENGINEER'S OFFICE**  
 BY: *Perceval J. Williams*  
 DATE: 11/10/20

- Reference Documents:
1. Deeds and Prior as Listed
  2. Prior Surveys
  3. Tax Plats
  4. G.I.S.
  5. Existing Monuments
  6. County and City Maps
  7. Highway R/W Plans
  8. Railroad R/W Plans



**P.O.B. of the centerline of an easement for ingress, egress and utilities (30.00 feet wide), being the centerline of an existing road used by Campbell's Manor, LLC**

Campbell's Manor, LLC  
 O.R. 0186/0064  
 80 Acres

I hereby certify this to be a plat of a survey made under my direction in October 19, 2020.

*Michael A. Kinnison*  
 Michael A. Kinnison, P.L.S. No. 8231

Date 11/19/20

- NOTES:**
1. There may be additional easements, restrictions and/or matters not shown on this survey which may be found in the public records of this county.
  2. Underground utilities were not located unless otherwise noted.
  3. Interior improvements were not located unless otherwise noted.
  4. This survey is not valid without the original red signature and red seal of Michael A. Kinnison.
  5. This plat of survey is based upon a sample plat of survey as designated on the Professional Land Surveyors of Ohio, Inc. brochure and adopted by this county.

**ATTENTION:**  
 THIS PLAT OF SURVEY REPRESENTS THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS ADOPTED BY 5-1-80 OF THE ADMINISTRATIVE CODE CHAPTER 4733-37. LOCAL GOVERNING REQUIREMENTS IF MORE STRINGENT, SHALL BE ADHERED TO.

FILE NAME	DRAWING	
20AGRISOILSLIGHTL9006900	0572/2152	
SCALE	DATE	DRAWN BY
400 Ft/in	11-9-2020	M.A.K.
JOB	REVISION	SHEET
20-066	1/1	1/1

This map was drawn with TRAVERSE PC Software

Bearings are based upon the North 2 Degrees 39 Minutes 45 Seconds East line (NAD-83, Ohio South) of the west line of the Southwest Quarter of Section 1, Rome Township. All bearings are from angles and distances as measured in the field and tied by GPS to the ODOT CORS Stations.

Survey For:	<b>Agri Soils, Ltd.</b>
	<b>25.321 Acres +/-</b>
Situated in the Southwest Quarter of Section 1, T-6N., R-12W., Ohio Company Purchase (O.C.P.), Rome Twp., Athens County, Ohio	
October 19, 2020	