

Description of 83.656 Acres

The following described parcel is a retracement survey of the Donald J. Boyer property as conveyed by Official Records Volume 261, Page 703 of the Athens County Recorder's Office.

Situated in the State of Ohio, County of Athens, Township of Troy, part being in the northeast quarter of Section 36, Range 11 West, Township 5 North and part in the Township of Rome, being in the southeast quarter of Section 31, Range 11 West, Township 6 North of "The Ohio Company Purchase", and being bounded and described as follows:

BEGINNING at a marked stone found at the southeast corner of Section 31 and being the northeast corner of Section 36 (Note: Reference bearing on the east line of the southeast quarter of Section 31 used as a grid bearing of South 02°16'56" West.);

thence, from said Point of Beginning with the east line of the northeast quarter of Section 36, South 02°00'34" West a distance of 345.44 feet to a marked stone found in the north line of an 159.305 acres tract as conveyed to Scott P. Adams by Official Records Volume 405, Page 1891 of the Athens County Recorder's Office;

thence, with the north line of said Adams property, North 87°40'18" West a distance of 957.53 feet to a 5/8" iron pin set in the east line of the old abandoned railroad right-of-way now being owned by the Athens County Board of Commissioners as conveyed by Official Records Volume 548, Page 2053 of the Athens County Recorder's Office, passing through an iron pin set at a distance of plus 857.53 feet;

thence, with the east right-of-way line of said old railroad, the following 6 courses:

1. with a curve to the left, having a radius of 4,367.28 feet, an arc length of 29.73 feet, a central angle of 00°23'24", a chord bearing of North 48°45'50" West a chord distance of 29.73 feet to a 5/8" iron pin set;
2. thence North 88°40'49" West a distance of 15.67 feet to a 5/8" iron pin set;
3. thence, with a curve to the left, having a radius of 4,357.28 feet, an arc length of 74.74 feet, a central angle of 00°58'58", a chord bearing of North 49°36'32" West a chord distance of 74.74 feet to a 5/8" iron pin set;
4. thence North 50°06'01" West a distance of 1,210.92 feet to a 5/8" iron pin set, passing through a 5/8" iron pin set in the north line of Section 36 and being the south line of Section 31 at a distance of plus 460.77 feet;
5. thence South 39°53'59" West a distance of 10.00 feet to a 5/8" iron pin set;
6. thence North 50°06'01" West a distance of 929.39 feet to point in the center of an arch culvert of a run passing under said old railroad;

thence, leaving said old railroad right-of-way and following the meanders of a small run being the common boundary with a 4.53 acres tract as conveyed to Larry G. Klinglesmith by Official Records Volume 415, Page 701 of the Athens County Recorder's Office, the following 5 courses:

1. North 24°03'21" East a distance of 247.48 feet to a 5/8" iron pin set;
2. thence North 00°33'21" East a distance of 166.98 feet to a 5/8" iron pin set;

Description of 83.656 Acres

3. thence North 30°48'21" East a distance of 455.40 feet to a 5/8" iron pin set;
4. thence North 46°41'39" West a distance of 92.40 feet to a 5/8" iron pin set;
5. thence North 39°20'34" West a distance of 111.85 feet to a point on the east edge of Township Road No. 574 (Frost Hill Road), passing through a 5/8" iron pin set at a distance of plus 81.85 feet;

thence, along the east edge of Township Road No. 574, North 30°19'26" East a distance of 648.78 feet to a 5/8" iron pin set on the east side of said road;

thence North 87°43'51" West a distance of 20.95 feet to a railroad spike set in the travelled portion of Township Road No. 574;

thence, in the travelled portion of said road, North 13°05'09" West a distance of 51.85 feet to a railroad spike set in the common boundary with a 112.91 acres tract as conveyed to Bruce A. Johnson by Official Records Volume 206, Page 171 of the Athens County Recorder's Office;

thence, with said Johnson property, the following 10 courses:

1. South 87°43'51" East a distance of 84.68 feet to a 3/4" iron pin found uncapped;
2. thence South 11°16'09" West a distance of 500.80 feet to a 5/8" iron pin set;
3. thence South 44°28'48" East a distance of 656.92 feet to a 3/4" iron pin found uncapped;
4. thence South 39°58'04" West a distance of 258.94 feet to a 3/4" iron pin found uncapped;
5. thence South 55°14'48" East a distance of 342.49 feet to a 3/4" iron pin found uncapped;
6. thence South 07°11'04" West a distance of 216.23 feet to a 3/4" iron pin found uncapped;
7. thence South 28°35'41" East a distance of 204.18 feet to a 3/4" iron pin found uncapped;
8. thence South 87°48'41" East a distance of 172.69 feet to a 3/4" iron pin found uncapped;
9. thence North 73°03'12" East a distance of 399.07 feet to a 3/4" iron pin found uncapped;
10. thence North 55°29'10" East a distance of 1,339.87 feet to a 5/8" iron pin set in the east line of Section 31;

thence, with the east line of Section 31, South 02°16'56" West a distance of 1,792.24 feet to the **POINT OF BEGINNING**;

containing 83.656 acres, more or less, of which:

- 9.470 acres are in Section 36 all of Parcel No. L010010076300 and
- 74.186 acres are in Section 31 all of Parcel No. K010010004400.

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. 574 (Frost 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 east line of the southeast quarter of Section 31 used as a grid bearing of South 02°16'56" West as calculated from GPS Observation NAD 83 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 December 22, 2020. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 261, Page 703.

Dec. 22, 2020 Gregory A. Biedenbach

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



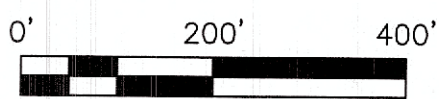
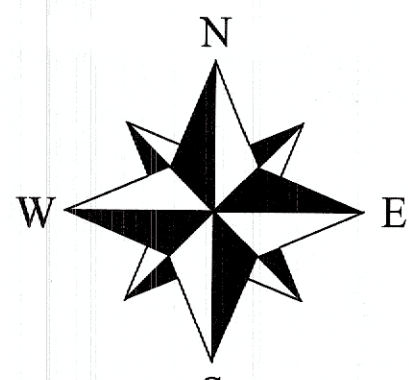
Cc: Survey File: GB-3643F

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 1/7/21

JAN 13 2021

Jill Thompson
Athens County Auditor



Scale : 1" = 200'

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.

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, PART BEING IN THE TOWNSHIP OF ROME IN THE SOUTHEAST QUARTER OF SECTION 31, RANGE 11 WEST, TOWNSHIP 6 NORTH, AND PART PART BEING IN THE TOWNSHIP OF TROY IN THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 36, RANGE 11 WEST, TOWNSHIP 5 NORTH OF "OHIO COMPANY PURCHASE".

Survey Plat for DONALD J. BOYER KIKO AUCTIONS

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON THE EAST LINE THE SOUTHEAST QUARTER OF SECTION 31 USED AS A GRID BEARING OF SOUTH 02°16'56" WEST AS CALCULATED FROM A GPS OBSERVATION NAD 83 OHIO SOUTH ZONE.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4367.28'	29.73'	29.73'	N 48°45'50" W	0°23'24"
C2	4357.28'	74.74'	74.74'	N 49°36'32" W	0°58'58"

LINE	BEARING	DISTANCE
L1	S 39°53'59" W	10.00'
L2	N 24°03'21" E	247.48'
L3	N 00°33'21" E	166.98'
L4	N 46°41'39" W	92.40'
L5	N 39°20'34" W	111.85'
L6	N 87°43'51" W	20.95'
L7	N 13°05'09" W	51.85'
L8	S 87°43'51" E	84.68'
L9	S 39°58'04" W	258.94'
L10	S 55°14'48" E	342.49'
L11	S 07°11'04" W	216.23'
L12	S 28°35'41" E	204.18'
L13	S 87°48'41" E	172.69'
L14	N 73°03'12" E	399.07'
L15	S 02°00'34" W	345.44'
L16	N 88°40'49" W	15.67'

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- ▲ = Railroad Spike Set
- ⊙ = 5/8" I.P.F. Capped "Finley 7222"
- ⊖ = 2" Pipe Found
- = 3/4" I.P.F. Uncapped
- ⊕ = Marked Stone Found
- ⊗ = Existing Tree
- ⊠ = 5/8" I.P.F. "Buckley Group 8676"
- ⊡ = 5/8" I.P.F. "Claus 6456"
- ⊘ = Wooden Lath Set Online
- ⊗ = Post Found
- ⊙ = Railroad Spike Found
- ⊠ = Railroad Tie Found
- ⊕ = 1 1/2" PVC Found

Larry G. Klinglesmith
TRACT ONE
O.R.V. 415 PG. 701
4.530 ACRES

Bruce A. Johnson
O.R.V. 206 PG. 171
112.910 ACRES

DONALD J. BOYER
O.R.V. 261 PG. 703
60.340 AC. (Deed)

NEW SURVEY OF
O.R.V. 261 PG. 703
O.R.V. 16 PG. 854
83.656 ACRES TOTAL

The Athens County
Board of Commissioners
O.R.V. 548 PG. 2053
17.910 ACRES

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 1/17/21



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 DATE: 02/22/2020
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

Frost Valley Subdivision

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP CUTLER.
- (4) SURVEY PLATS BY BUCKLEY GROUP.

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

SECTION 31
SECTION 25

Washington Co.

1/4 Section Line

TOTAL 212.21'

S 02°16'56" W 410.12'

Washington Co.

P.O.B.

31 36 30 25

1/4 Section Line

SCOTT P. ADAMS
O.R.V. 405 PG. 1891
159.305 ACRES