

Description of Parcel No. 5 (11.153 Acres)

The following described parcel is a new split out of a 176.08 acres tract as conveyed to Agri Soils, Ltd. by Official Records Volume 560, Page 874 of the Athens County Recorder's Office.

Situated in the State of Ohio, County of Athens, Township of Trimble, being in the south half of Section 7, Range 14 West, Township 11 North, of "The Ohio Company Purchase", and being bounded and described as follows:

Commencing for reference at the southeast corner of Section 7 (Note: Reference bearing on the east line of the southeast quarter of the southeast quarter of Section 7 used as North 04°20'49" East.);

thence, with a the east line of Section 7, North 04°20'49" East a distance of 1,253.72 feet to a 5/8" iron pin set at the northeast corner of a 7.45 acres tract as conveyed to Marvin E. Rutherford and Elizabeth J. Gardner by Official Records Volume 534, Page 2625 of the Athens County Recorder's Office, being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning leaving the section line and with north line of said Rutherford-Gardner property, North 85°43'02" West a distance of 355.83 feet to a point in or near the center of County Road No. 27 (Jacksonville Road), passing through a 5/8" iron pin found uncapped at a distance of plus 1.29 feet and passing through a 5/8" iron pin set at a distance of plus 318.83 feet, respectively;

thence, in or near the center of County Road No. 27, the following 8 courses:

1. North 25°36'04" West a distance of 97.98 feet to a point;
2. thence North 31°34'30" West a distance of 73.99 feet to a point;
3. thence North 33°55'04" West a distance of 200.72 feet to a point;
4. thence North 33°55'04" West a distance of 172.66 feet to a point;
5. thence North 27°20'09" West a distance of 75.31 feet to a point;
6. thence North 16°12'03" West a distance of 70.04 feet to a point;
7. thence North 05°29'42" West a distance of 62.29 feet to a point;
8. thence North 05°00'25" East a distance of 110.00 feet to a point;

thence, leaving the road and with a new division line through the lands of the grantor, North 86°05'07" East a distance of 760.80 feet to a 5/8" iron pin set in the east line of Section 7, passing through two 5/8" iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

thence, with the east line of Section 7, South 04°20'49" West a distance of 847.94 feet to **THE POINT OF BEGINNING**;

Description of Parcel No. 5 (11.153 Acres)

containing 11.153 acres, more or less, out of Parcel No. M010010000600.

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. 27 (Jacksonville 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 the southeast quarter of Section 7 used as a grid bearing of North 04°20'49" East as calculated from a 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 May 8, 2020. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 560, Page 874.

May 8, 2020 *Gregory A. Biedenbach*
Date Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.



Cc: Survey File: GB-3339F

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

JUN 03 2020

Jill Thompson
Athens County Auditor

SURVEY PLAT FOR AGRI SOILS, LTD.

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF TRIMBLE, BEING IN SECTION 7, RANGE 14 WEST, TOWNSHIP 11 NORTH OF "THE OHIO COMPANY PURCHASE".

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON A GRID BEARING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 7 CALCULATED FROM A GPS OBSERVATION NAD 83 OHIO SOUTH ZONE.

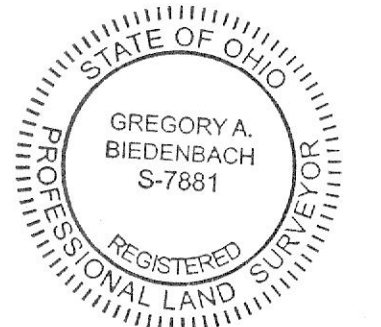
SUBJECT TO ALL LEGAL RIGHT-OF-WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD. SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF APPLICABLE. SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

JOHN A. & TRACY A. DOWNS VOL. 125 PG. 774 50 AC. M010010001800

- PERTINENT DOCUMENTS
- (1) ALL DEEDS AS SHOWN.
 - (2) COUNTY TAX MAPS.
 - (3) U.S.G.S. QUAD. MAP JACKSONVILLE.
 - (4) SURVEY PLAT BY JOHN M BRANNER.
 - (5) SURVEY PLAT BY WILLIAM J. WHITMAN.
 - (6) SURVEY PLAT BY CHARLES NEWMAN.
 - (7) SURVEY PLAT BY GREGORY WRIGHT.
 - (8) SURVEY PLAT BY WILLIAM WATKINS.

CURRENT DEED:
AGRI SOILS, LTD.
 O.R.V. 560 PG. 874
NEW SURVEY ACREAGE
178.165 ACRES TOTAL
P.N. M010010000600

JOHN A. TIPPIE
 MAY M.
 SHUTTLEWORTH
 O.R.V. 540 PG. 2383
 41.37 AC.
 M010010001900



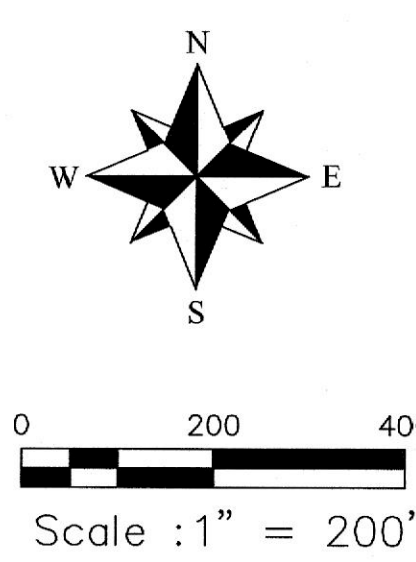
Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: *Gregory A. Biedenbach*
 DATE: 9/10

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 May 8, 2020
 GREGORY A. BIENDBACH DATE:
 OHIO REG. SURVEYOR PS 7881
 BIENDBACH SURVEYING, LLC.
 114 ADAMS AVENUE
 WOODSFIELD, OHIO 43793
 1.740.472.1262 OFFICE
 1.740.472.5298 FAX

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

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- = survey angle point
- = I.P.F. uncapped (size noted)
- = 1/2" I.P.F. capped "Dunn 6774"
- = 5/8" I.P.F. capped "Hagan"
- ▲ = mag nail found
- ⊙ = 1" pipe found
- = marked stone found
- = white PVC pipe set on line



LINE	BEARING	DISTANCE
L1	N 00°00'09" W	460.00'
L2	S 19°22'52" W	114.88'
L3	S 15°29'06" W	96.65'
L4	S 09°26'49" W	81.75'
L5	S 05°00'25" W	151.76'
L6	N 69°45'00" E	335.03'
L7	N 69°45'00" E	167.98'
L8	N 71°54'59" E	316.48'
L9	N 50°51'01" E	84.77'
L10	N 25°22'48" E	68.47'
L11	N 08°24'08" E	193.93'
L12	N 89°55'04" E	242.32'
L13	S 74°18'33" W	52.54'
L14	S 62°26'41" W	247.46'
L15	N 00°43'31" W	30.37'
L16	N 88°03'57" E	24.45'
L17	S 00°55'58" E	450.53'
L18	S 01°47'02" W	169.79'
L19	S 02°31'02" W	71.71'
L20	N 68°12'11" E	357.27'
L21	S 89°55'49" E	216.17'
L22	N 14°20'49" W	158.31'
L23	S 21°41'03" E	23.33'
L24	S 12°12'11" E	46.16'
L25	S 01°17'56" E	68.87'
L26	S 06°15'32" W	117.42'
L27	S 13°52'34" W	10.82'
L28	S 87°21'26" E	358.06'
L29	N 02°38'34" E	122.50'
L30	N 66°52'34" E	331.48'
L31	N 85°43'02" W	355.83'
L32	S 14°21'12" E	64.98'
L33	S 06°19'02" E	65.73'
L34	N 86°28'47" W	175.35'
L35	S 02°55'57" E	124.80'
L36	N 86°28'47" W	224.65'
L37	S 02°55'57" E	100.00'
L38	N 86°28'47" W	300.73'
L39	S 03°31'13" W	300.14'
L40	N 86°29'19" W	402.49'
L41	S 11°48'32" W	34.31'
L42	S 19°22'52" W	169.12'
L43	S 05°29'42" E	62.29'
L44	S 16°12'03" E	70.04'
L45	S 27°20'09" E	75.31'
L46	S 33°55'04" E	172.66'
L47	S 33°55'04" E	200.72'
L48	S 31°34'30" E	73.99'
L49	S 25°36'04" E	97.98'
L50	N 70°49'44" W	48.96'
L51	S 65°53'27" W	34.37'
L52	S 75°19'03" W	251.18'
L53	S 70°44'56" W	59.83'

