

Description of 30.088 Acres

The following described parcel is a new split out of a 93.862 acres tract as conveyed to Jason E. and Ruth H. Miller by (Auditors P.N. L01-00100822-00) by Official Records Volume 547, Page 2101 of the Athens County Recorder's Office.

Situated in the State of Ohio, County of Athens, Township of Troy, being part of the southeast quarter of Section 34 and part of the northeast quarter of Section 33, Range 11 West, Township 5 North, of "The Ohio Company Purchase", and being bounded and described as follows:

Commencing for reference at a 5/8" iron pin set at the southeast corner of Section 34 and being the northeast corner of Section 33 (Note: Reference bearing on the south line of Section 34 used as South 87°13'47" East.);

thence, with said section line, North 87°13'47" West a distance of 232.56 feet to a point, being **THE TRUE POINT OF BEGINNING**, for this description;

thence, from said Point of Beginning and passing into Section 33 with a new division line, South 03°23'59" West a distance of 93.01 feet to a 5/8" iron pin set;

thence North 87°13'47" West a distance of 1,077.29 feet to 5/8" iron pin set in the west line of Section 33;

thence, with the west line of the CMBD LLC. property as conveyed by Official Records Volume 592, Page 716 of the Athens County Recorder's Office, North 02°46'13" East a distance of 848.62 feet to a 5/8" iron pin set, passing through a 5/8" iron pin set in the north line of Section 33 at a distance of plus 93.00 feet;

thence, continuing with said CMBD LLC. property, South 86°52'16" East a distance of 159.15 feet to a 5/8" iron pin set;

thence, continuing with said CMBD LLC. property and an extension thereof, North 03°07'44" East a distance of 451.21 feet to a point in the center of pavement of County Road No. 56 (Brimstone Road), passing through two 5/8" iron pins set at distances of plus 340.21 feet and plus 431.83 feet, respectively;

thence, with the center of pavement of County Road No. 56, the following 10 courses:

1. South 66°03'49" East a distance of 83.65 feet to a point;
2. thence South 81°19'40" East a distance of 78.18 feet to a point;
3. thence South 85°05'29" East a distance of 83.34 feet to a point;
4. thence South 82°54'52" East a distance of 54.01 feet to a point;
5. thence South 81°58'55" East a distance of 116.94 feet to a point;
6. thence North 87°14'42" East a distance of 122.23 feet to a point;
7. thence North 80°33'34" East a distance of 151.68 feet to a point;
8. thence North 83°26'53" East a distance of 60.09 feet to a point;

- 9. thence North 88°59'30" East a distance of 156.22 feet to a point;
- 10. thence South 85°22'50" East a distance of 35.25 feet to a point;

thence, leaving the road and with the east line of Section 34, South 03°23'59" West a distance of 1,212.53 feet to the **POINT OF BEGINNING**, passing through two 5/8" iron pins set at distances of plus 30.17 feet and plus 130.17 feet, respectively;

containing 30.088 acres, more or less, of which:
27.787 acres are in Section 34 out of Parcel No. L01-00100822-00 and
2.301 acres are in Section 33 out of Parcel No. L01-00100822-00.

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. 56 (Brimstone Road).

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

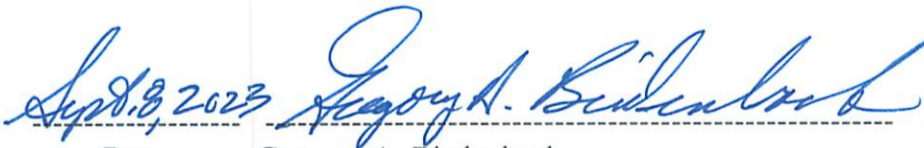
All iron pins set are 5/8" x 30" rebar capped and labeled "Biedenbach Surveying, LLC. PS 7881".

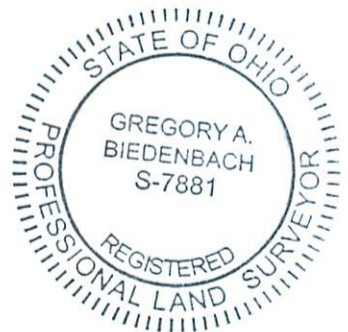
The bearings in this description are for angle calculations only and are based on the south line of Section 34 used as an assumed bearing of South 87°13'47" East.

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 September 8, 2023. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 547, Page 2101.


 Date: Sept. 8, 2023 Gregory A. Biedenbach
 Ohio Registered Surveyor
 No. 7881.



Cc: Survey File: GB-4029F3

Description Checked for
 Mathematical Accuracy
 Athens County
 ENGINEER'S OFFICE
 BY: Perannah Williams
 DATE: 9/13/23

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

OCT 10 2023

Jill Davidson
Athens County Auditor

Survey Plat for JASON E. MILLER

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF TROY, BEING PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34 AND PART OF THE NORTHEAST QUARTER OF SECTION 33, RANGE 11 WEST, TOWNSHIP 5 NORTH OF "THE OHIO COMPANY PURCHASE".

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE SOUTH LINE OF THE OF THE SOUTHEAST QUARTER OF SECTION 34 USED AS SOUTH 87°13'47" EAST.

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.

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP COOLVILLE.
- (4) SURVEY PLATS BY BALTIMORE-OHIO RAILROAD.
- (5) SURVEY PLATS BY WALTER PEEN STEWART.
- (6) SURVEY PLATS BY GREGORY WRIGHT.
- (7) SURVEY PLAT BY BIEDENBACH SURVEYING.

GENE SUMMERS
O.R.V. 333 PG. 1651
12.00 ACRES
PARCEL NO. L01-00100826-00

CMBD LLC.
O.R.V. 592 PG. 716
85.090 ACRES
PARCEL NO. L01-00100827-00
85.09 ACRES

CMBD LLC.
O.R.V. 592 PG. 716
103.240 ACRES TOTAL
PARCEL NO. L01-00100935-00
103.24 ACRES

ROGER L. BARNHOUSE
O.R.V. 179 PG. 362
18.310 ACRES
PARCEL NO. L01-00100937-00

MICHAEL A. & REBECCA A. PUTMAN
O.R.V. 443 PG. 2673
6.68 ACRES
PARCEL NO. L01-00100937-01

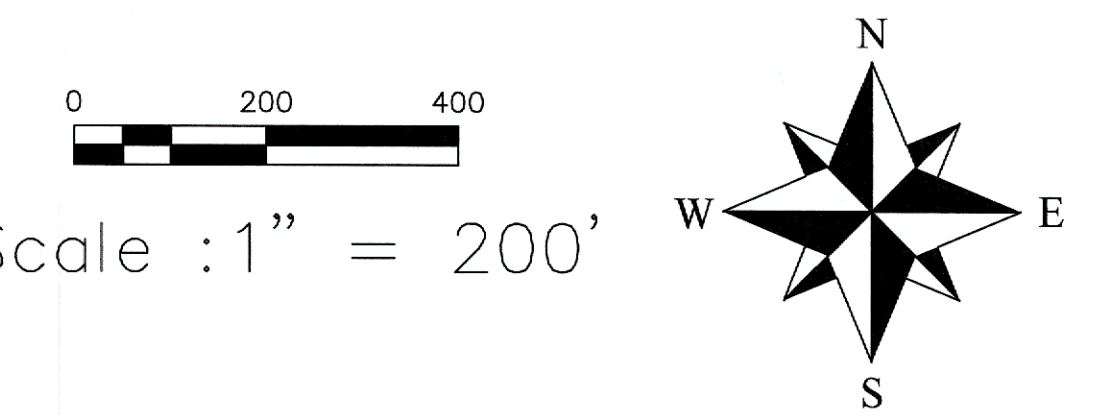
JASON E. & RUTH H. MILLER
O.R.V. 547 PG. 2101
93.862 ACRES
PARCEL NO. L01-00100822-00

PARCEL NO. L01-00100822-00

JASON E. & RUTH H. MILLER
O.R.V. 547 PG. 2101
93.862 ACRES
PARCEL NO. L01-00100822-00

LINE	BEARING	DISTANCE
L1	N 32°33'46" E	519.64'
L2	S 59°02'14" E	219.33'
L4	S 55°53'33" E	337.08'
L5	N 58°04'07" W	482.09'
L7	S 27°04'05" E	253.32'
L8	S 39°45'17" W	205.56'
L9	N 55°08'26" W	257.02'
L10	S 62°08'32" W	259.38'
L11	N 61°12'53" W	151.93'
L12	S 58°19'26" W	74.79'
L14	S 54°38'42" E	294.82'
L15	N 45°32'01" E	376.48'
L16	S 06°03'49" W	75.01'
L17	N 40°44'01" W	90.62'
L18	N 38°41'16" W	149.17'

L19	S 04°01'43" W	101.22'
L20	S 86°52'16" E	159.15'
L21	N 03°07'44" E	451.21'
L22	S 66°03'49" E	83.65'
L23	S 81°19'40" E	78.18'
L24	S 85°05'29" E	83.34'
L25	S 82°54'52" E	54.01'
L26	S 81°58'55" E	116.94'
L27	N 87°14'42" E	122.23'
L28	N 80°33'34" E	151.68'
L29	S 83°26'53" E	60.09'
L30	N 88°59'30" E	156.22'
L31	S 85°22'50" E	119.48'
L32	S 73°17'20" E	39.85'
L33	S 53°50'57" E	113.09'
L34	S 03°23'59" W	93.01'



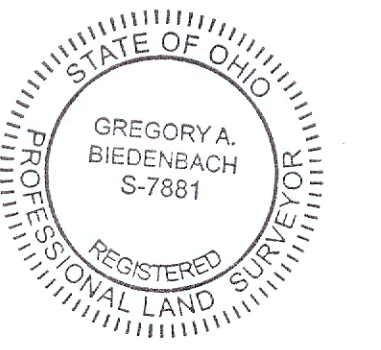
SURVEYORS CERTIFICATION:

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 Sept 9, 2023
DATE:

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

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



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Brian G. Williams*
DATE: 9/13/23

NOTE: AREA TAKEN IN BY 2.91 ACRE SPLIT

NEW SPLIT FROM
O.R.V. 547 PG. 2101
30.088 ACRES TOTAL

P.O.B.
30.088
ACRES

- = 5/8" x 30" I.P. Found or Set "Biedenbach Surveying, LLC. PS 7881"
- △ = survey angle point
- = I.P.F. uncapped (size noted)
- ◻ = 5/8" I.P.F. "Highland 7581"
- ▲ = 5/8" I.P.F. "CTS 6844"
- = 1" pipe found
- ⊗ = post found
- ⊠ = unmarked stone found
- ⊞ = marked stone found
- ⊙ = tree or stump found
- ⊚ = PVC pipe set on line

28 22
27 21