

Description of 47.933 Acres

The following described parcel is a new split out of the Thomas Larkin Stewart property (Auditors P.N. N0100100027500) as conveyed by the First Tract and the Second Tract of Deed Volume 367, Page 207 and Deed Volume 375, Page 901 of the Athens County Recorder's Office.

Situated in the State of Ohio, County of Athens, Township of Waterloo, being in the east half of Section 25, Range 15 West, Township 11 North, of "The Ohio Company Purchase", and being bounded and described as follows:

BEGINNING at a 5/8" iron pin set at the center of Section 25 (Note: Reference bearing on the west line of the northeast quarter of Section 25 used as North 04°10'11" East as calculated from a GPS observation NAD 83 (Ohio South Zone);

thence, from said Point of Beginning, North 04°10'11" East a distance of 2,440.05 feet to a mag nail found in the pavement of State Route No. 356, passing through a 3/4" iron pin found uncapped at a distance of plus 1,600.50 feet and passing through a 5/8" iron pin set at a distance of plus 2,405.93 feet, respectively;

thence, in or near the center of pavement of State Route No. 356, the following 4 courses:

1. North 74°43'41" East a distance of 40.00 feet to a point;
2. thence North 80°19'09" East a distance of 246.22 feet to a point;
3. thence North 76°30'31" East a distance of 215.70 feet to a point;
4. thence North 73°16'59" East a distance of 147.74 feet to a point in the west line of the Jack B. Sickels property as conveyed by Official Records Volume 28, Page 933 of the Athens County Recorder's Office;

thence, with the west line of said Sickels property, South 03°47'37" West a distance of 2,626.08 feet to an existing fence corner post found in the south line of the northeast quarter, passing through an iron pin set at a distance of plus 30.00 feet;

thence, with the north line of the southeast quarter, South 86°13'31" East a distance of 469.25 feet to a 5/8" iron pin set at the northwest corner of a 30 acres tract as conveyed to John S. Boylan et.al. by Volume 461, Page 272 of the Athens County Recorder's Office;

thence, with the west line of said Boylan property, South 04°23'27" West a distance of 484.21 feet to a 5/8" iron pin set;

thence, leaving said Boylan property, North 84°05'23" West a distance of 853.08 feet to a 5/8" iron pin set, passing through a 5/8" iron pin set at a distance of plus 358.58 feet;

thence North 60°13'14" West a distance of 278.87 feet to a 5/8" iron pin set in the west line of the southeast quarter;

thence, with the west line of the southeast quarter, North 04°01'49" East a distance of 330.13 feet to the **POINT OF BEGINNING**, passing through a 5/8" iron pin set at a distance of 53.64 feet;

containing 47.933 acres, more or less, of which:
36.494 acres are in the northeast quarter and
11.439 acres are in the southeast quarter.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of State Route No. 356.

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 west line of the northeast quarter used as North 04°10'11" East as calculated from a GPS observation NAD 83 (Ohio South Zone).

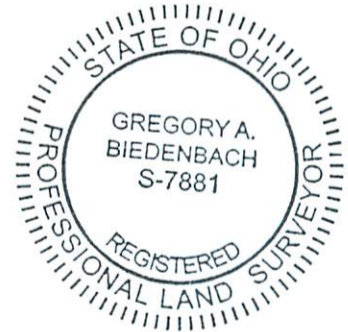
A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of July 29, 2019. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Deed Volume 367, Page 207 and Deed Volume 375, Page 901.

July 29, 2019 *Gregory A. Biedenbach*

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



Cc: Survey File: GB-3255F

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

AUG 27 2019

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Gregory A. Biedenbach*
DATE: 8/19/19

Survey Plat for THOMAS STEWART

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF WATERLOO, BEING PART OF THE EAST HALF OF SECTION 25, RANGE 15 WEST, TOWNSHIP 11 NORTH OF "THE OHIO COMPANY PURCHASE".

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 25 USED AS NORTH 04°10'11" EAST AS 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.

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- △ = survey angle point
- = I.P.F. uncapped (size noted)
- ⊗ = post found
- ⊠ = I.P.F. "Swoyer II 6765"
- ⊞ = marked stone found
- ▲ = mag. nail found

P.N. N010010024100
JACK B. SICKELS JR.
VOL. 28 PG. 933
120 ACRES

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 7/29/19
GREGORY A. BIENBACH
OHIO REG. SURVEYOR PS 7881
BIENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43783
1.740.472.1282 OFFICE
1.740.472.5298 FAX

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

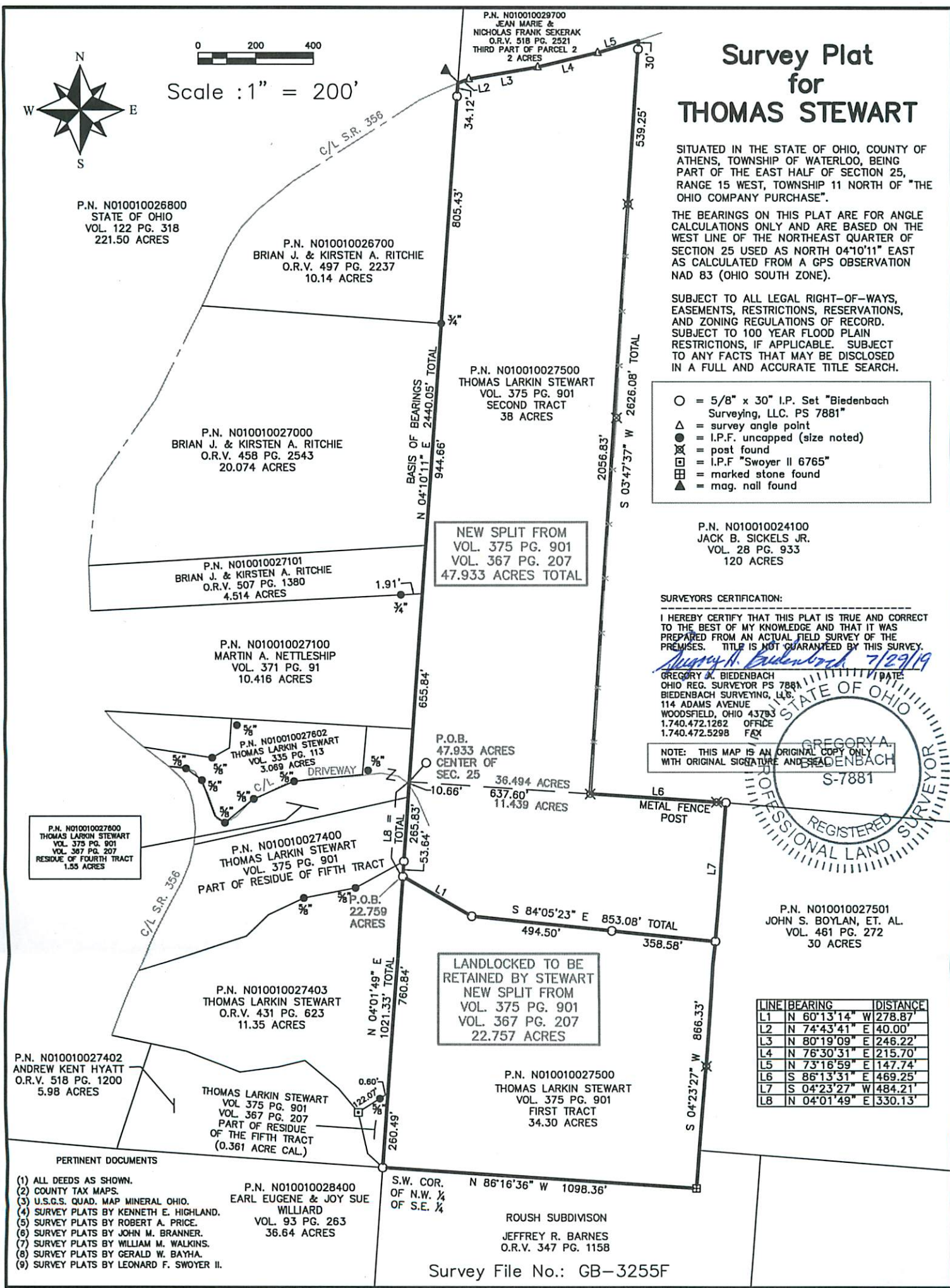


P.N. N010010027501
JOHN S. BOYLAN, ET. AL.
VOL. 461 PG. 272
30 ACRES

LINE	BEARING	DISTANCE
L1	N 60°13'14" W	278.87'
L2	N 74°43'41" E	40.00'
L3	N 80°19'09" E	246.22'
L4	N 76°30'31" E	215.70'
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L7	S 04°23'27" W	484.21'
L8	N 04°01'49" E	330.13'

LANDLOCKED TO BE
RETAINED BY STEWART
NEW SPLIT FROM
VOL. 375 PG. 901
VOL. 367 PG. 207
22.757 ACRES

Survey File No.: GB-3255F



Scale : 1" = 200'

P.N. N010010026800
STATE OF OHIO
VOL. 122 PG. 318
221.50 ACRES

P.N. N010010026700
BRIAN J. & KIRSTEN A. RITCHIE
O.R.V. 497 PG. 2237
10.14 ACRES

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O.R.V. 458 PG. 2543
20.074 ACRES

P.N. N010010027101
BRIAN J. & KIRSTEN A. RITCHIE
O.R.V. 507 PG. 1380
4.514 ACRES

P.N. N010010027100
MARTIN A. NETTLESHIP
VOL. 371 PG. 91
10.416 ACRES

P.N. N010010027602
THOMAS LARKIN STEWART
VOL. 335 PG. 113
3.069 ACRES

P.N. N010010027600
THOMAS LARKIN STEWART
VOL. 375 PG. 901
VOL. 367 PG. 207
RESIDUE OF FOURTH TRACT
1.55 ACRES

P.N. N010010027400
THOMAS LARKIN STEWART
VOL. 375 PG. 901
PART OF RESIDUE OF FIFTH TRACT

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11.35 ACRES

P.N. N010010027402
ANDREW KENT HYATT
O.R.V. 518 PG. 1200
5.98 ACRES

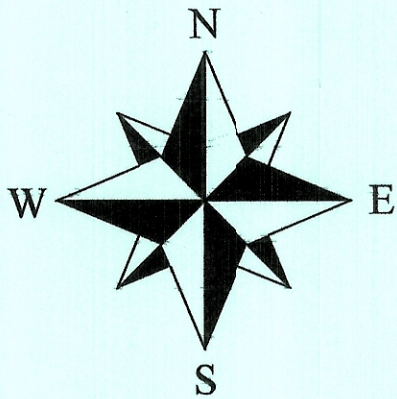
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VOL. 367 PG. 207
PART OF RESIDUE
OF THE FIFTH TRACT
(0.361 ACRE CAL.)

P.N. N010010028400
EARL EUGENE & JOY SUE
WILLIARD
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36.64 ACRES

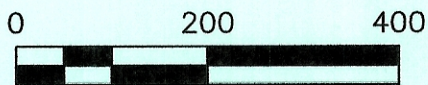
S.W. COR.
OF N.W. ¼
OF S.E. ¼

ROUSH SUBDIVISION
JEFFREY R. BARNES
O.R.V. 347 PG. 1158

- PERTINENT DOCUMENTS**
- (1) ALL DEEDS AS SHOWN.
 - (2) COUNTY TAX MAPS.
 - (3) U.S.G.S. QUAD. MAP MINERAL OHIO.
 - (4) SURVEY PLATS BY KENNETH E. HIGHLAND.
 - (5) SURVEY PLATS BY ROBERT A. PRICE.
 - (6) SURVEY PLATS BY JOHN M. BRANNER.
 - (7) SURVEY PLATS BY WILLIAM M. WALKINS.
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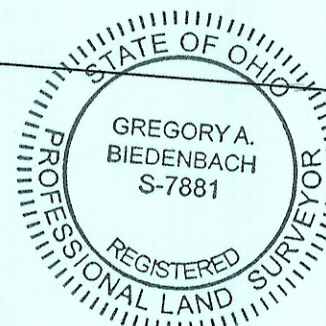
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DATE: 8/17/19