

## Description of 22.757 Acres

The following described parcel is a new split out of the Thomas Larkin Stewart property (Auditors P.N. N0100100027500) as conveyed by 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 northwest quarter of the southeast quarter of Section 25, Range 15 West, Township 11 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 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, with the west line of the southeast quarter, South 04°01'49" West a distance of 330.13 feet to a 5/8" iron pin set, being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning, South 60°13'14" East a distance of 278.87 feet to a 5/8" iron pin set;

thence South 84°05'23" East a distance of 853.08 feet to a 5/8" iron pin set in the west line 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, passing through a 5/8" iron pin set at a distance of plus 494.50 feet;

thence, with the west line of said Boylan property, South 04°23'27" West a distance of 866.33 feet to a marked stone found in south line of the northwest quarter of the southeast quarter of Section 25;

thence, with the south line of the northwest quarter of the southeast quarter, North 86°16'36" West a distance of 1,098.36 feet to a 5/8" iron pin set at the southwest corner of the northwest quarter of the southeast quarter of Section 25;

thence, with the west line of the northwest quarter of the southeast quarter, North 04°01'49" East a distance of 1,021.33 feet to the **POINT OF BEGINNING**;

containing 22.757 acres, more or less, of "**LANDLOCKED ACREAGE**".

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

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

**FEB 06 2020**

Jill Thompson  
Athens County Auditor

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Gregory A. Biedenbach*  
DATE: 8/19/19



Scale : 1" = 200'

## 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. BIENDBACH  
OHIO REG. SURVEYOR PS 7881  
BIENDBACH SURVEYING, LLC.  
114 ADAMS AVENUE  
WOODSFIELD, OHIO 43783  
1.740.472.1282 OFFICE  
1.740.472.5298 FAX

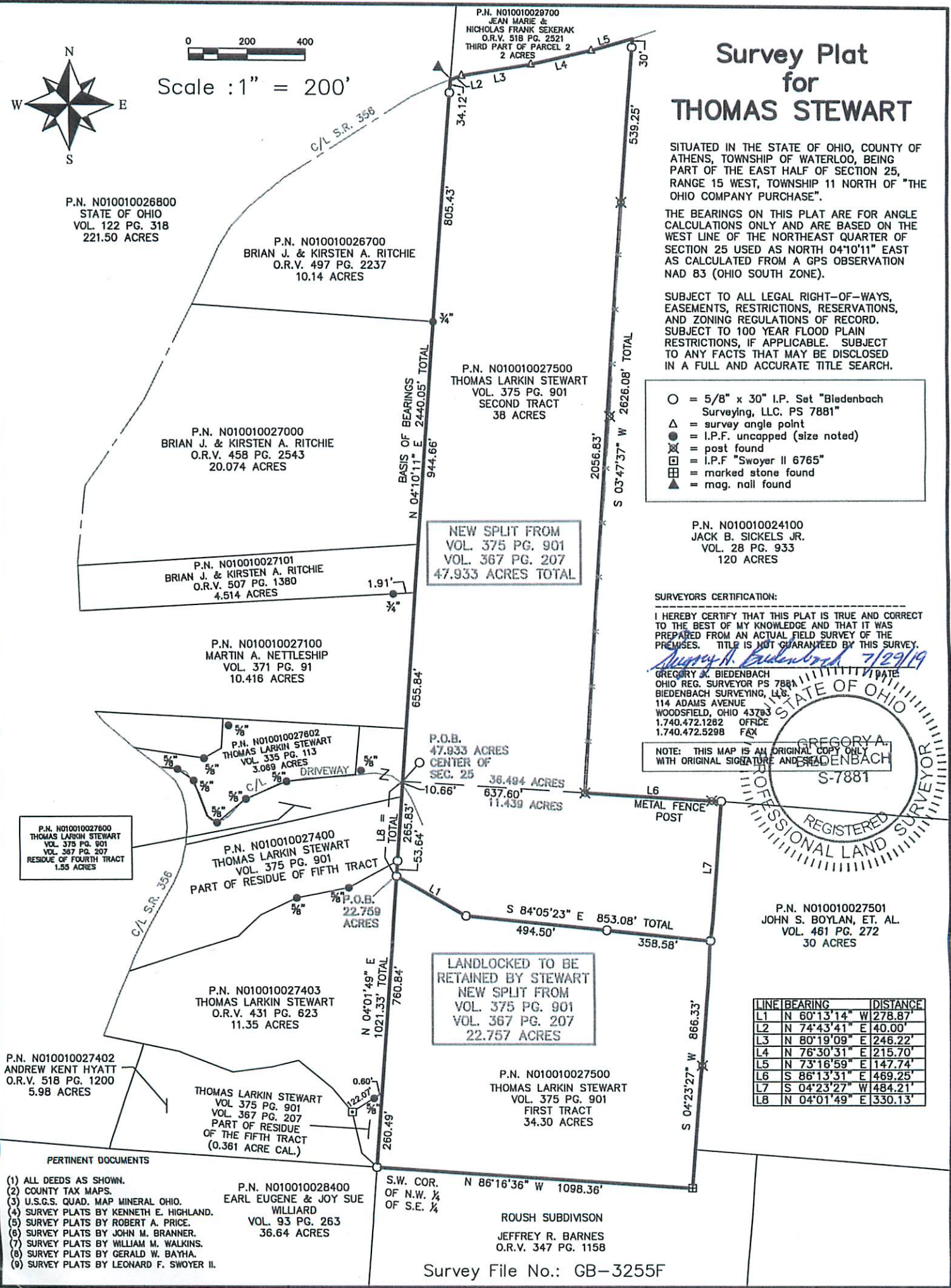
NOTE: THIS MAP IS AN ORIGINAL COPY ONLY WITH ORIGINAL SIGNATURE AND SEAL

STATE OF OHIO  
REGISTERED SURVEYOR  
S-7881

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'
L5	N 73°16'59" E	147.74'
L6	S 86°13'31" E	469.25'
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

NEW SPLIT FROM  
VOL. 375 PG. 901  
VOL. 367 PG. 207  
47.933 ACRES TOTAL



- 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.
  - (8) SURVEY PLATS BY GERALD W. BAYHA.
  - (9) SURVEY PLATS BY LEONARD F. SWOYER II.