

02-20-09-01-007 B

02-20-02-15-001 B

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Description of Parcel # 6 (41.800 Acres)

containing 41.800 acres, more or less, of which:

40.290 acres are in Section 9 part of Parcel No.02-20-09-01-001 and

1.510 acres are in Section 2 part of Parcel No. 02-20-02-15-000.

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

Subject to the right-of-way of Ferncliff Road.

Subject to the right-of-way of Wills Creek Road.

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

Subject to a 50.00 feet wide easement being reserved unto the grantor Bruner Land Company, Inc., his heirs, and/or assigns, forever. Said easement is for the purposes of running utilities to other parcels of land on or near Ferncliff Road. Said easement runs along the west boundary of the above described property with the west and south line of said easement being the center of Ferncliff Road. Containing 2.934 acres, more or less, of easement.

Subject to a 50.00 feet wide easement being reserved unto the grantor Bruner Land Company, Inc., his heirs, and/or assigns, forever. Said easement is for the purposes of running utilities to other parcels of land on or near Wills Creek Road. Said easement runs along the east boundary of the above described property with the east line of said easement being the east boundary of the above-described parcel that is along the west right-of-way line of Wills Creek Road. Containing 0.256 acre, more or less, of easement.

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 north line of the northwest quarter of the northwest quarter of Section 2 used as an assumed bearing of South 88°15'01" 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 March 6, 2019. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 2823, Page 886.

**OFFICE COPY**  
**NOT RECORDABLE**  
March 6, 2019  
Date \_\_\_\_\_  
Gregory A. Biedenbach  
Ohio Registered Surveyor  
No. 7881.



Cc: Survey File: GB-3173F

DESCRIPTION

APPROVED

By: March 21, 2019