

02-20-09-01-003 A  
02-30-10-03-005 A

Page 2 of 2

Description of Parcel # 2 (37.029 Acres)

thence, leaving the road, South  $87^{\circ}48'34''$  East a distance of 2,673.61 feet to a  $5/8''$  iron pin set in the west line of the aforementioned Ohio Franklin Realty, LLC. property, passing through three  $5/8''$  iron pins set at distances of plus 30.00 feet, plus 129.92 feet and plus 1,351.69 feet passing over the east line of Section 9 and being the west line of Section 10 at a distance of plus 1,916.70 feet and passing through an additional  $5/8''$  iron pin set at a distance of plus 2,573.69 feet, respectively;

thence, with said Ohio Franklin Realty, LLC. property, South  $02^{\circ}37'39''$  West a distance of 611.05 feet to the **POINT OF BEGINNING**;

containing 37.029 acres, more or less, of which:

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

10.576 acres are in Section 10 part of Parcel No. 02-30-10-03-003.

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 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 in a north-south direction across the west end of the above described property with the west line of said easement being the center of Ferncliff Road. Containing 0.709 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 south line of the southeast quarter of the southeast quarter of Section 9 used as an assumed bearing of North  $87^{\circ}59'39''$  West.

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



Cc: Survey File: GB-3173F

DESCRIPTION

APPROVED

By: March 6, 2019