

thence, with the west right-of-way of said abandoned railroad, the following 4 courses:

1. with a spiral curve to the left having a total length of 240.00 feet (theta angle of  $02^{\circ}24'$ ), a chord bearing of North  $21^{\circ}07'40''$  East a chord distance of 157.16 feet to a point at 50.00 feet right of Station C.S. 653+10.1;
2. thence, with a curve to the left having a radius of 2,815.08 feet, an arc length of 605.97 feet, a central angle of  $12^{\circ}20'00''$ , a chord bearing of North  $13^{\circ}37'47''$  East a chord distance of 604.80 feet to a point on top of a stone culvert being 50.00 feet right of Station S.C. 646+93.4;
3. thence, with a spiral curve to the left having a total length of 240.00 feet (theta angle of  $02^{\circ}24'$ ), a chord bearing of North  $05^{\circ}51'39''$  East a chord distance of 237.89 feet to a point at 50.00 feet right of Station T.S. 644+53.4;
4. thence North  $05^{\circ}03'48''$  East a distance of 1,264.49 feet to a point in the north line of Lot No. 13;

thence, with the north line of Lot No. 13, North  $89^{\circ}32'20''$  East a distance of 100.46 feet to the **POINT OF BEGINNING**, passing through a  $5/8''$  iron pin set at a distance of plus 50.31 feet and passing through a  $5/8''$  iron pin found capped "Newcome 7321" at a distance of plus 95.89 feet;

containing 4.817 acres, more or less, abandoned railroad right-of-way.

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. 666.

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 north line of Lot No. 13 used as an assumed bearing of North  $89^{\circ}32'20''$  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 October 24, 2020. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Volume 1153, Page 567.

*March 24, 2022*  
Date  
Gregory A. Biedenbach  
Ohio Registered Surveyor  
No. 7881.

DESCRIPTION

APPROVED

By: *[Signature]* 3/24/2022

Cc: Survey File: GB-3601F

