

thence South 26°13'38" West a distance of 492.92 feet to the **POINT OF BEGINNING**, passing through a 5/8" iron pin set at a distance of plus 100.00 feet, respectively;

containing 32.269 acres, more or less, of which:

9.685 acres are in Section 3 being all of Parcel No. 13-40-03-22-000 and
22.584 acres are in Section 2 being part of Parcel No. 13-40-02-07-002.

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

Subject to the right-of-way of County Road No. 7 (Cannelville Road).

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

Subject to a 50.00 feet wide easement being reserved unto the grantor, his heirs, and/or assigns, forever. Said easement is for the purposes of running utilities to other parcels of land on or near County Road No. 7. Said easement runs in an east-west direction across the north end of the above described property with the north line of said easement being the center of County Road No. 7. Containing 0.858 acres, 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 east line of the southeast quarter of Section 3 used as a grid bearing of South 03°44'43" West 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 October 10, 2024. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Book 3220, Page 202.

OFFICE COPY
Oct. 10, 2024 *Gregory A. Biedenbach*
NOT RECORDABLE
Date _____
Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.



Cc: Survey File: GB-3762B3

DESCRIPTION

APPROVED

By: *MS 11/5/2024*