

thence, with the east line of Section 3, South 03°44'43" West a distance of 2,877.09 feet to the **POINT OF BEGINNING**, passing through two 5/8" iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

containing 75.984 acres, more or less, being all of Parcel No. 13-40-03-22-000.

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.

All iron pins set are 5/8" x 30" rebar capped and labeled "Biedenbach Surveying, LLC. PS 7881".

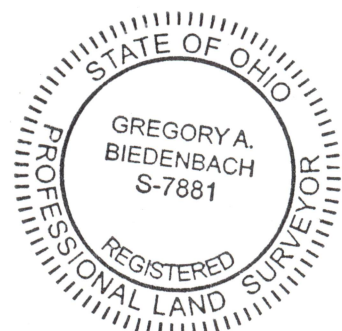
The bearings in this description are for angle calculations only and are based on the east line of the southeast quarter of Section 3 used as a grid bearing of South 03°44'43" West as calculated from a GPS Observation NAD 83 Ohio South Zone.

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 July 6, 2021. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Book 972, Page 271.

July 6, 2021 *Gregory A. Biedenbach*
Date Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.



Cc: Survey File: GB-3762AF

DESCRIPTION
APPROVED
By: *Re 7/15/21*