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Description of Parcel # 3 (70.515 Acres)

thence South  $26^{\circ}13'38''$  West a distance of 848.32 feet to the **POINT OF BEGINNING**, passing through a  $5/8''$  iron pin set at a distance of plus 231.26 feet;

containing 70.515 acres, more or less, of which:

66.299 acres are in Section 3 being all of Parcel No. 13-40-03-22-000 and

4.216 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 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 1.338 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  $03^{\circ}44'43''$  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 220.

*Oct. 10, 2024*  
Date  
Gregory A. Biedenbach  
Ohio Registered Surveyor  
No. 7881.

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NOT RECORDABLE**



Cc: Survey File: GB-3762B3

**DESCRIPTION  
APPROVED**

By: *11/5/24*