

containing 28.579 acres, more or less, being all of Parcel No. 13-40-10-01-000.

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. 87 (East Athens 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 south part of the east line of the northeast quarter of Section 10 used as a grid bearing of South 03°13'53" 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 942, Page 228.

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

DESCRIPTION  
APPROVED

By: *By 7/15/2021*

Cc: Survey File: GB-3762AF

