

thence, with said section line, North 02°40'21" East a distance of 760.63 feet to the **POINT OF BEGINNING;**

containing 44.725 acres, more or less, of which:

20.750 acres are in Section 10 being part of Parcel No. 13-40-10-01-000 and
23.975 acres are in Section 11 being part of Parcel No. 13-40-11-04-000.

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.

Subject to a 50.00 feet wide easement being reserved unto Bruner Land Company, Inc., 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. 87. Said easement runs in an east-west direction across the south end of the above described property with the south line of said easement being the center of County Road No. 87. Containing 0.332 acre, 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 north line of the northwest quarter of Section 11 used as a grid bearing of South 85°49'40" East 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 September 30, 2021. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Book 3009, Page 289.

OFFICE COPY
Sept 30, 2021 **NOT RECORDABLE**
Date Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.

DESCRIPTION
APPROVED
Cc: Survey File: GB-3762AF By: *[Signature]* 10/3/2022

