

thence, with said Abel 3.0 acres tract, the following 2 courses:

1. North 89°59'19" East a distance of 158.36 feet to a 5/8" iron pin set;
2. thence North 00°00'41" West a distance of 240.40 feet to a 5/8" iron pin found uncapped, passing through a 5/8" iron pin set at a distance of plus 134.61 feet and passing over the center of Township Road No. 132 at a distance of plus 163.29 feet, respectively;

thence North 05°36'43" East a distance of 2,272.37 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 38.024 acres, more or less, of which, 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 Township Road No. 132 (Rider 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 Township Road No. 132. 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 Township Road No. 132. Containing 0.752 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.

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

DESCRIPTION

APPROVED

By: *9/13/2021*

Cc: Survey File: GB-3762AF

