

Together with a 30.00 feet wide right-of-way being conveyed unto the grantee, their heirs and or assigns, forever. Said right-of-way follows the center of an existing drive and the center of said right-of-way being described as follows:

Commencing at the northwest corner of the above-described 37.751 acres tract;

thence, with the west line of said 37.751 acres tract, South 03°17'26" West a distance of 2,2304.06 feet to a point in the center of an existing driveway, being **THE TRUE POINT OF BEGINNING** for this right-of-way description;

thence, from said Point of Beginning and following the center of an existing driveway, the following 3 courses:

1. South 74°07'30" West a distance of 20.18 feet to a point;
2. thence South 60°33'01" West a distance of 56.86 feet to point;
3. thence South 46°35'29" West a distance of 46.53 feet to a point in the center of Township Road No. 132, being **THE TRUE POINT OF ENDING** for this right-of-way description;

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 the grantor, 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 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 202

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

DESCRIPTION

APPROVED

By: *[Signature]* 10/10/2024

Cc: Survey File: GB-3762B3

