

thence, with said Cathy M. Rider-Temple & Stephen Rider 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 163.29 feet to a point in the center of Township Road No. 132;

thence, with the center of Township Road No. 132, the following 5 courses:

1. North 70°48'42" East a distance of 29.64 feet to a point;
2. thence North 82°48'49" East a distance of 54.36 feet to a point;
3. thence South 89°29'19" East a distance of 203.97 feet to a point;
4. thence North 86°20'28" East a distance of 268.00 feet to a point;
5. thence South 89°28'04" East a distance of 98.92 feet to the **POINT OF BEGINNING**;

containing 5.830 acres, more or less, of which, being part of Parcel No. 13-40-11-04-002.

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 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 north end of the above described property with the north 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
Ohio Registered Surveyor
No. 7881.

Cc: Survey File: GB-3762B3

DESCRIPTION
APPROVED

By: *11/12/2024*

