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THENCE LEAVING THE ROAD AND WITH THE WEST LINE OF THE SAID SECTION (EAST LINE OF THE SAID FRUEH PARCEL), NORTH 02 DEGREES 22 MINUTES 52 SECONDS EAST 81.04 FEET TO A POINT AT THE SOUTHWEST CORNER OF A PARCEL CONVEYED TO ERNEST C. Jr. AND AMANDA M. ABERCROMBIE IN O.R. VOLUME 2227, PAGE 118;

THENCE LEAVING THE SAID SECTION LINE AND WITH THE SOUTH AND EAST LINES OF THE SAID ABERCROMBIE PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 79 DEGREES 06 MINUTES 37 SECONDS EAST 350.58 FEET TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN (3/4 INCH PIPE WITH PINCHED TOP) AT 18.11 FEET;
2. NORTH 00 DEGREES 17 MINUTES 29 SECONDS EAST, PASSING AN IRON PIN SET AT 371.94 FEET, A TOTAL DISTANCE OF 374.80 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL CONVEYED TO GEORGE WALDEMAR FRUEH IN O.R. VOLUME 2204, PAGE 272, SAID POINT BEING SOUTH 88 DEGREES 19 MINUTES 32 SECONDS EAST 321.61 FEET FROM AN EXISTING IRON PIN (3/4 INCH PIPE WITH PINCHED TOP);

THENCE WITH THE SOUTH LINE OF THE SAID FRUEH PARCEL (O.R. VOLUME 2204, PAGE 272), SOUTH 88 DEGREES 19 MINUTES 32 SECONDS EAST 1562.77 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE WEST LINE OF A PARCEL CONVEYED TO ADAM W. AND JENNY FUNK IN O.R. VOLUME 2582, PAGE 408;

THENCE WITH THE WEST LINE OF THE SAID FUNK PARCEL, SOUTH 02 DEGREES 38 MINUTES 47 SECONDS WEST 1310.20 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH "CLAUS" CAP) ON THE SOUTH LINE OF THE ABOVE SAID SECTION (ALSO BEING ON THE NORTH LINE OF A PARCEL CONVEYED TO MICHAEL KEITH AGIN IN O.R. VOLUME 2119, PAGE 379);

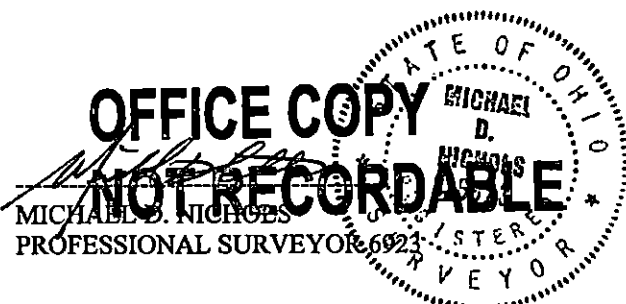
THENCE WITH THE SOUTH LINE OF THE SAID SECTION (ALSO BEING THE SOUTH LINE OF HIGHLAND TOWNSHIP AND THE NORTH LINE OF THE SAID AGIN PARCEL AND THE NORTH LINE OF LOT 1 OF BRUNER SAVAGE SUBDIVISION AS CONVEYED TO ZACHARIA E. BEDNARCZAK AND MORGAN MORGAN IN O.R. VOLUME 2929, PAGE 364), NORTH 87 DEGREES 12 MINUTES 57 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH BROKEN CAP) AT 6.45 FEET, AN IRON PIN SET AT 860.31 FEET, AND AN EXISTING IRON PIN (5/8 INCH REBAR WITH "BIEDENBACH" CAP) AT 922.15 FEET, A TOTAL DISTANCE OF 952.15 FEET TO THE PLACE OF BEGINNING;

CONTAINING 46.228 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF PIDCOCK ROAD (TOWNSHIP ROAD 440) AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923-PS8536).

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983 (2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION

I, MICHAEL D. NICHOLS, PS 6923, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 20TH DAY OF DECEMBER 2021, FROM A FIELD SURVEY COMPLETED ON THE 15TH DAY OF DECEMBER 2021.



DESCRIPTION

APPROVED

By: Michael D. Nichols 1/3/2022