

Description of Parcel No. 9

Situated in the State of Ohio, County of Athens, Township of Ames, being part in Section 23 and part in Section 29, Range 13 West, Township 6 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for reference at an iron pin found at the southwest corner of Section 23 and the southeast corner of Section 29 (Note: Reference bearing on the east line of the southeast quarter of Section 29 used as North 01°37'23" East.);

thence, with the west line of Section 23, the east line of Section 29, the east line of a 140.89 acres tract as conveyed to Denny A. Keaton by Official Records Volume 68, Page 409 (Third Tract), and the west line of a 46.33 acres tract as conveyed to Philip M. and Elizebeth I. Linscott by Deed Volume 334, Page 761 and Deed Volume 369, Page 103 of the Athens County Recorder's Office, the following two courses:

- (1) North 01°37'23" East a distance of 1,997.51 feet to an unmarked stone found at the northeast corner of said Keaton property;
- (2) thence North 01°01'34" East a distance of 1,255.56 feet to an iron pin set at a marked stone found at the northwest corner of said Linscott property;

thence, leaving the property line, North 82°29'41" West a distance of 442.00 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing, North 82°29'41" West a distance of 327.75 feet to a point in the centerline of County Road No. 94 (Swett Hollow Road) at the southeast corner of a 58.75 acres tract as conveyed to Wahneta Wolf and James Paul Linscott by Deed Volume 202, Page 160 and Deed Volume 340, Page 751 of the Athens County Recorder's Office, passing through two iron pins set at distances of plus 197.75 feet and plus 297.75 feet, respectively;

thence, with the centerline of existing County Road No. 94 which is the southeast line of said Wolf and Linscott property, the following nine courses:

- (1) North 26°28'23" East a distance of 227.17 feet to a point;
- (2) thence North 21°48'52" East a distance of 276.14 feet to a point;

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- (3) thence North $26^{\circ}51'12''$ East a distance of 79.61 feet to a point;
- (4) thence North $38^{\circ}37'05''$ East a distance of 103.76 feet to a point;
- (5) thence North $43^{\circ}48'23''$ East a distance of 102.98 feet to a point;
- (6) thence North $47^{\circ}57'33''$ East a distance of 189.99 feet to a point;
- (7) thence North $51^{\circ}39'04''$ East a distance of 121.41 feet to a point;
- (8) thence North $73^{\circ}21'30''$ East a distance of 145.65 feet to a point;
- (9) thence North $88^{\circ}26'55''$ East a distance of 23.84 feet to a point in the east line of Section 29 and the west line of Section 23;

thence, with the section line and the east line of the aforementioned Wolf and Linscott property, North $00^{\circ}41'24''$ East a distance of 144.00 feet to a point in the centerline of County Road No. 36 (Hooper Ridge Road), passing through two iron pins set at distances of plus 33.00 feet and plus 106.00 feet, respectively;

thence, with the centerline of County Road No. 36, the southwest line of a 20.54 acres tract as conveyed to Charles Burgess by Deed Volume 300, Page 408, and the west line of a 23.30 acres tract as conveyed to Hubert Arza Linscott by Deed Volume 336, Page 505 of the Athens County Recorder's Office, the following three courses:

- (1) South $49^{\circ}04'21''$ East a distance of 60.30 feet to a point;
- (2) thence South $39^{\circ}11'21''$ East a distance of 122.75 feet to a point;
- (3) thence South $33^{\circ}16'21''$ East a distance of 156.79 feet to a point;

thence, leaving the road, South $37^{\circ}49'22''$ West a distance of 1,078.76 feet to the Point of Beginning, passing over the west line of Section 23 and the east line of Section 29 at a distance of plus 351.74 feet and passing through two iron pins set at distances of plus 32.82 feet and plus 132.82 feet, respectively;

containing 10.019 acres, more or less, of which:

- 1.392 acres are in Section 23 and
- 8.627 acres are in Section 29.

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. 36.

Subject to the right-of-way of County Road No. 94.

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Subject to the 100 year Flood Plain restrictions, if applicable.

Subject to a 50.00 feet wide easement (in Section 29) 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 County Road No. 94. Said easement runs in a southwest to northeast direction across the west end of the above described property with the west line of said easement being the centerline of County Road No. 94. Containing 1.458 acres, more or less, of easement.

Subject to 100.00 feet wide easement (in Section 23) 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 County Road No. 94. Said easement runs in an east-west direction across the northeast part of the above described property with the centerline of said easement being the centerline of County Road No. 94. Containing 0.459 acres, more or less, of easement.

Subject to another 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 County Road No. 36. Said easement runs in a northwest to southwest direction across the east end of the above described property with the east line of said easement being the centerline of County Road No. 36. Containing 0.390 acres, more or less, of easement.

Subject to any facts that may be disclosed in a full and accurate title search.

All iron pins set are 1/2" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the east line of the southeast quarter of the southeast quarter of Section 29 used as an assumed bearing of North 01°37'23" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of April 17, 1995.

Prior Deed: Official Records Volume _____, Page _____.

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SURVEY PLAT

for
BRUNER LAND CO.

Situated in the State of Ohio, County of ATHENS, Township of AMES, being IN SECTIONS 23 AND 24

Range 13 West, Township 6 North, of "The Ohio Company First Purchase"

PERTINENT DOCUMENTS

- (1) All deeds as shown.
- (2) County tax maps.
- (3) U.S.G.S. quadrangle map JACKSONVILLE.
- (4) Survey plat by KENNETH E. HIGHLAND.
- (5) Survey plat by WILLIAM M. WATKINS (C.M.H.T.)
- (6) Survey plat by PAUL F. EDWARDS.
- (7) U. H. GREGORY & WRIGHT.
- (8)
- (9)

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record. Subject to 100 year Flood Plain restrictions, if applicable. Subject to any facts that may be disclosed in a full and accurate title search.

- = IRON PIN SET AT MARKED STONE FOUND
- = 1/2" iron pin set capped "Claus 6456"
- ◐ = iron pin found uncapped.
- ◑ = iron pin found capped
- ◒ = iron pin found capped
- ◓ = marked stone found.
- ◔ = un-marked stone found.
- ◕ = survey angle point.
- ◖ = railroad spike set.
- ◗ = railroad spike found.
- ◘ = tree with wire found.
- ◙ = existing property lines.
- ◚ = fence evidence found.
- ◛ = lines of this survey.



CLAUS SURVEYING
ROGER W. CLAUS, P.S.
(614) 567-3168
33310 TH 2065
Lewisville, Ohio 43754



SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES.

May 14, 1995
Roger W. Claus
Roger W. Claus, P.S. 6466
33310 TH 2065
Lewisville, Ohio 43754
(614) 567-3168

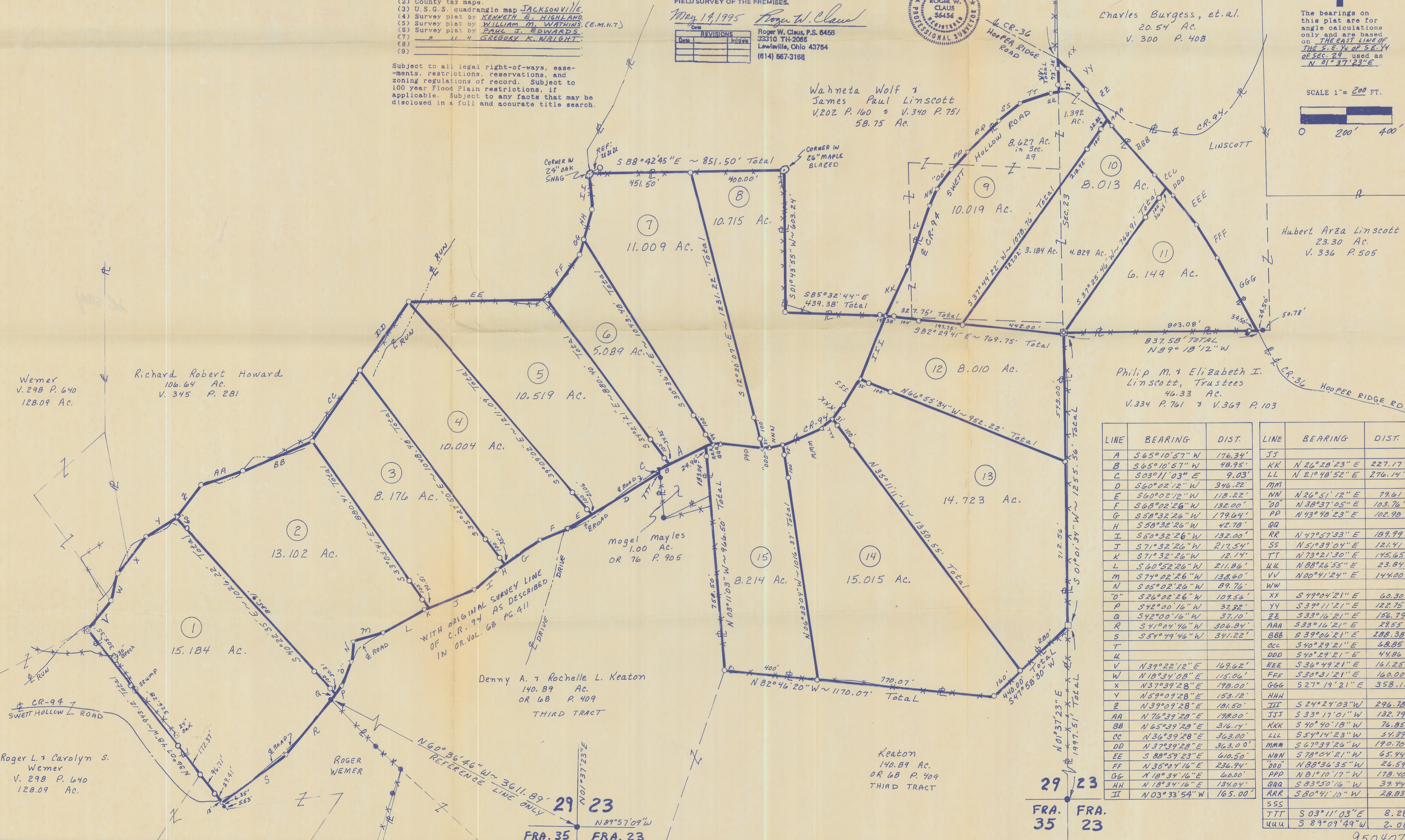
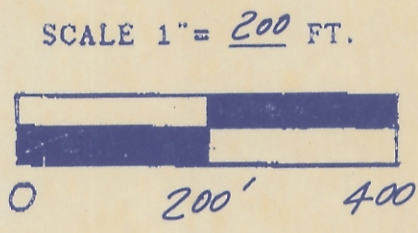
DATE	REVISIONS

Sec. 24
Sec. 23

30 24
29 23



The bearings on this plat are for angle calculations only and are based on THE EAST LINE OF THE E. 1/4 OF SE. 1/4 OF SEC. 23, used as N 01° 37' 23" E



LINE	BEARING	DIST.	LINE	BEARING	DIST.
A	S 65° 10' 57" W	176.34'	JJ	N 26° 20' 23" E	227.17'
B	S 65° 10' 57" W	48.95'	KK	N 21° 40' 52" E	276.14'
C	S 03° 11' 03" E	9.03'	LL	N 38° 37' 05" E	103.76'
D	S 60° 02' 12" W	346.22'	MM	N 73° 40' 23" E	102.90'
E	S 60° 02' 12" W	118.22'	NN	N 26° 51' 12" E	79.61'
F	S 68° 02' 26" W	132.00'	OO	N 38° 37' 05" E	103.76'
G	S 58° 32' 26" W	179.64'	PP	N 73° 40' 23" E	102.90'
H	S 58° 32' 26" W	42.78'	QQ	N 47° 57' 33" E	189.99'
I	S 50° 32' 26" W	132.00'	RR	N 51° 39' 04" E	121.41'
J	S 71° 32' 26" W	217.54'	SS	N 73° 21' 30" E	115.65'
K	S 71° 32' 26" W	12.14'	TT	N 88° 26' 55" E	23.84'
L	S 60° 52' 26" W	211.86'	UU	N 00° 41' 24" E	144.00'
M	S 74° 02' 26" W	138.60'	VV	N 00° 41' 24" E	144.00'
N	S 05° 02' 26" W	89.76'	WW	S 49° 04' 21" E	60.30'
O	S 26° 02' 26" W	109.56'	XX	S 39° 11' 21" W	122.75'
P	S 42° 00' 16" W	37.22'	YY	S 33° 16' 21" E	156.79'
Q	S 42° 00' 16" W	37.10'	ZZ	S 39° 06' 21" E	289.55'
R	S 41° 04' 46" W	306.84'	AAA	S 39° 06' 21" E	289.55'
S	S 51° 49' 46" W	391.22'	BBB	S 40° 29' 21" E	68.85'
T			CCC	S 40° 29' 21" E	44.86'
U			DDD	S 36° 49' 21" E	161.25'
V	N 39° 22' 12" E	169.62'	EEE	S 30° 31' 21" E	160.00'
W	N 18° 34' 08" E	115.06'	FFF	S 27° 19' 21" E	358.12'
X	N 37° 39' 28" E	178.00'	GGG		
Y	N 59° 09' 28" E	153.12'	HHH		
Z	N 39° 09' 28" E	181.50'	III	S 24° 24' 03" W	296.78'
AA	N 76° 39' 28" E	188.00'	JJJ	S 33° 17' 01" W	132.79'
BB	N 65° 39' 28" E	316.14'	KKK	S 40° 40' 18" W	76.85'
CC	N 36° 39' 28" E	363.00'	LLL	S 54° 04' 23" W	54.39'
DD	N 37° 39' 28" E	363.00'	MMM	S 67° 39' 26" W	190.70'
EE	S 88° 59' 23" E	610.50'	NNN	S 78° 04' 21" W	65.94'
FF	N 35° 04' 16" E	236.94'	OOO	N 88° 36' 35" W	26.59'
GG	N 18° 34' 16" E	60.00'	PPP	N 81° 10' 17" W	178.40'
HH	N 18° 34' 16" E	134.04'	QQQ	S 83° 50' 16" W	39.94'
II	N 03° 33' 54" W	165.00'	RRR	S 80° 41' 10" W	28.83'
			SSS		
			TTT	S 03° 11' 03" E	8.28'
			UUU	S 89° 09' 49" W	2.08'

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