

Description of Parcel No. 1

Situated in the State of Ohio, County of Athens, Township of Ames, being 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 southeast corner of Section 29 (Note: Reference bearing on the east line of the southeast quarter of Section 29 used as North $01^{\circ}37'23''$ East.);

thence, with a reference line, North $60^{\circ}36'46''$ West a distance of 3,611.89 feet to an iron pin found near the centerline of the road at the northeast corner of a 128.09 acres tract as conveyed to Roger Wemer by Deed Volume 298, Page 640 of the Athens County Recorder's Office, said iron pin found being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning with the north line of said Wemer property which runs near the centerline of existing County Road No. 94, the following two courses:

- (1) South $41^{\circ}04'46''$ West a distance of 306.84 feet to a point in the south lane of pavement of the road;
- (2) thence South $54^{\circ}49'46''$ West a distance of 341.22 feet to an iron pin set on the south shoulder of the road (Note: Said iron pin set being located for reference North $36^{\circ}07'48''$ West a distance of 6.35 feet from an iron pin found;

thence, leaving the road with an easterly line of said Wemer property, the following four courses:

- (1) North $36^{\circ}07'48''$ West a distance of 943.12 feet to an iron pin set at a marked stone found on the south edge of a small run, passing over the centerline of existing County Road No. 94 at a distance of plus 13.00 feet, and passing through four iron pins set at distances of plus 42.41 feet, plus 139.12 feet, plus 311.49 feet, and plus 637.77 feet, respectively;
- (2) thence North $39^{\circ}22'12''$ East a distance of 169.62 feet to an iron pin set;
- (3) thence North $18^{\circ}34'08''$ East a distance of 115.06 feet to an iron pin set;

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(4) thence North 37°39'28" East a distance of 198.00 feet to an iron pin set in the south line of a 106.64 acres tract as conveyed to Richard Robert Howard by Deed Volume 345, Page 281 of the Athens County Recorder's Office;

thence, continuing with the south line of said Howard property, North 59°09'28" East a distance of 153.12 feet to a point;

thence, leaving the property line, South 40°22'35" East a distance of 1,026.22 feet to a point in the centerline of County Road No. 94 (Swett Hollow Road), passing through three iron pins set at distances of plus 60.00 feet, plus 895.91 feet, and plus 995.91 feet, respectively;

thence, with the north line of a 140.89 acres tract as conveyed to Denny A. Keaton by the Third Tract of Official Records Volume 68, Page 409 of the Athens County Recorder's Office (which runs near the centerline of existing County Road No. 94), South 42°00'16" West a distance of 37.10 feet to the Point of Beginning;

containing 15.184 acres, more or less.

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. 94.

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 County Road No. 94. Said easement runs in an east-west direction across the southeast end of the above described property with the southeast line of said easement being the centerline of County Road No. 94. Containing 0.786 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.

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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 _____.

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

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. 6456
33310 TH 2065
Lewisville, Ohio 43754
(614) 567-3168

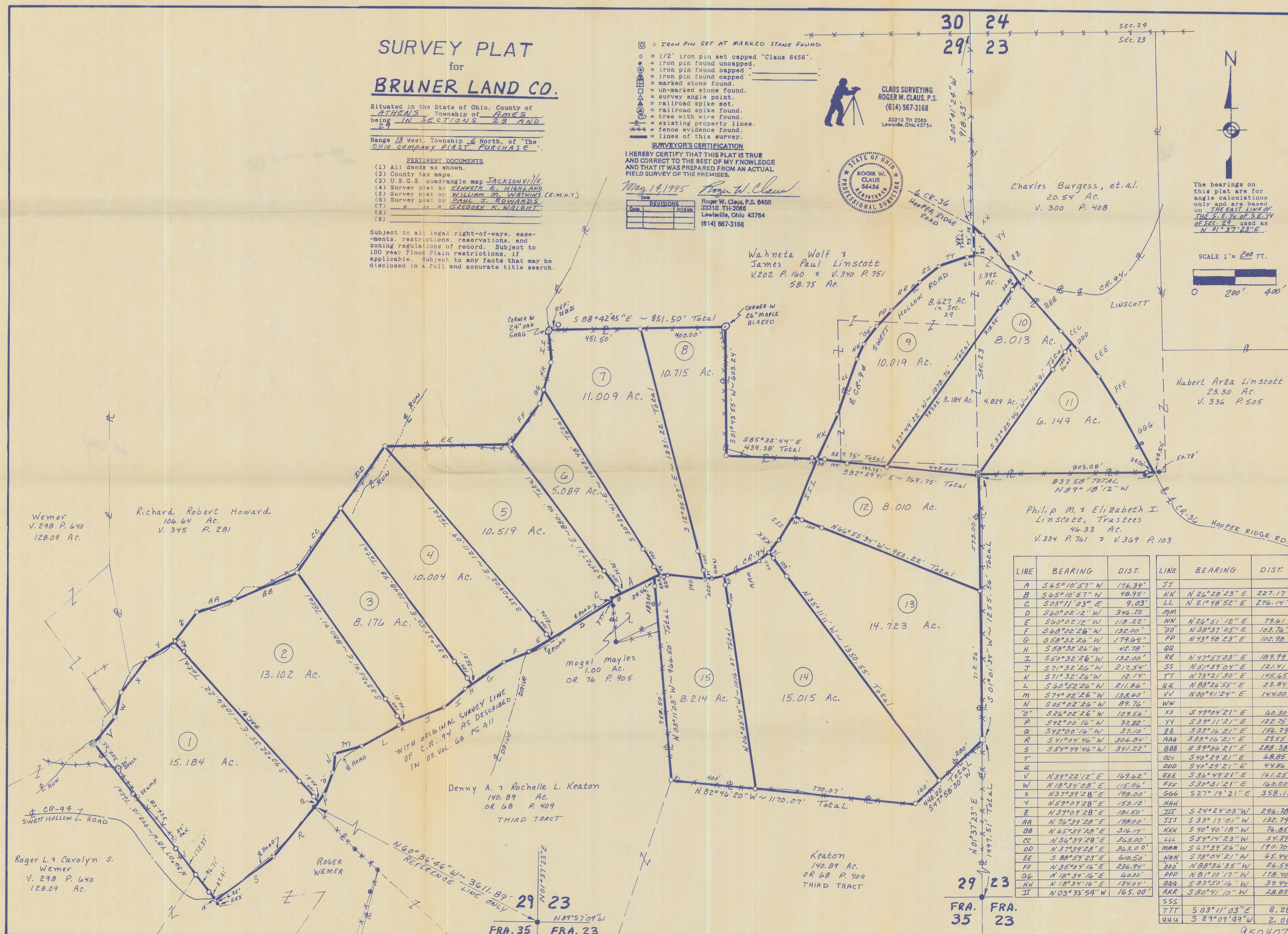
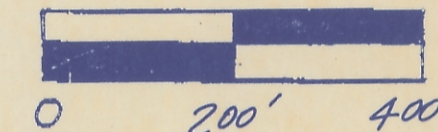


30 24
29 23
Sec. 24
Sec. 23



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

SCALE 1" = 200 FT.



LINE	BEARING	DIST.	LINE	BEARING	DIST.
A	S 65° 10' 57" W	176.34'	JJ		
B	S 65° 10' 57" W	48.95'	KK	N 26° 20' 23" E	227.17'
C	S 03° 11' 03" E	9.03'	LL	N 21° 40' 52" E	276.14'
D	S 60° 02' 12" W	346.22'	MM		
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		
I	S 50° 32' 26" W	132.00'	RR	N 47° 57' 33" E	189.99'
J	S 71° 32' 26" W	217.54'	SS	N 51° 39' 04" E	121.41'
K	S 71° 32' 26" W	12.14'	TT	N 73° 21' 30" E	135.65'
L	S 60° 52' 26" W	211.86'	UU	N 88° 26' 55" E	23.84'
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		
O	S 26° 02' 26" W	109.56'	XX	S 49° 04' 21" E	60.30'
P	S 42° 00' 16" W	37.22'	YY	S 39° 11' 21" W	122.75'
Q	S 42° 00' 16" W	37.10'	ZZ	S 33° 16' 21" E	156.79'
R	S 41° 04' 46" W	306.84'	AAA	S 33° 16' 21" E	28.55'
S	S 51° 49' 46" W	391.22'	BBB	S 39° 06' 21" E	288.38'
T			CCC	S 40° 29' 21" E	68.85'
U			DDD	S 40° 29' 21" E	44.86'
V	N 39° 22' 12" E	169.62'	EEE	S 36° 49' 21" E	161.25'
W	N 18° 34' 08" E	115.06'	FFF	S 30° 31' 21" E	160.00'
X	N 37° 39' 28" E	178.00'	GGG	S 27° 19' 21" E	358.12'
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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