

Description of Parcel No. 6

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 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 $01^{\circ}37'23''$ East.);

thence, with the west line of Section 23, the east line of Section 29, and the east line of a 140.89 acres tract as conveyed to Denny A. Keaton by Official Records Volume 68, Page 409 (Third Tract) of the Athens County Recorder's Office, North $01^{\circ}37'23''$ East a distance of 1,997.51 feet to an unmarked stone found at the northeast corner of said Keaton property;

thence, with the north line of said Keaton property, the following two courses:

- (1) South $47^{\circ}58'30''$ West a distance of 440.00 feet to an iron pin set;
- (2) thence North $82^{\circ}46'20''$ West a distance of 1,170.07 feet to an iron pin set;

thence, with an easterly line of said Keaton property and the east line of a 1.00 acre tract as conveyed to Mogel Mayles by Official Records Volume 76, Page 905 of the Athens County Recorder's Office, North $03^{\circ}11'03''$ West a distance of 966.50 feet to a point in the centerline of pavement of County Road No. 94 (Swett Hollow Road), passing through an iron pin set at a distance of plus 941.54 feet (Note: Said point in the centerline of the County Road being THE TRUE POINT OF BEGINNING for this description.);

thence, from said Point of Beginning with the centerline of County Road No. 94 and the north line of said Mayles property, South $65^{\circ}10'57''$ West a distance of 176.34 feet to a point;

thence, leaving the road, North $34^{\circ}27'21''$ West a distance of 880.40 feet to an iron pin set in the east 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, passing through two iron pins set at distances of plus 34.35 feet and plus 134.35 feet, respectively;

thence, with the east line of said Howard property, the following two courses:

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Description of Parcel No. 6

(1) North 35°04'16" East a distance of 236.94 feet to an iron pin set;

(2) thence North 18°34'16" East a distance of 60.00 feet to an iron pin set;

thence, leaving the property line, South 30°36'41" East a distance of 1,043.48 feet to a point in the centerline of County Road No. 94, passing through two iron pins set at distances of plus 894.48 feet and plus 994.48 feet, respectively;

thence, with the centerline of County Road No. 94, South 80°41'10" West a distance of 28.83 feet to the Point of Beginning;

containing 5.089 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 0.236 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

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.

