

Instrument 20170000884 DR
Book Page 529 1456

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Bruce Williams
DATE: 12/30/16
Instrument 20170000559 DR Book Page 528 2605

Description of Parcel No. 1 (20.761 Acres)

Being a new split from a 116.908 acres tract as conveyed to Bruner Land Company, Inc. by Official Records Volume 526, Page 2530 of the Athens County Recorder's Office and being bounded and described as follows;

Situated in the State of Ohio, County of Athens, Township of Athens, being part of Farm Lot Nos. 181 and 183 in Section 35, Range 14 West, Township 9 North, of "The Congress Lands East of the Scioto River" and being further bounded and described as follows:

Beginning at a 5/8" iron pin found capped "Linn 7113" at the northeast corner of Farm Lot No. 181 (Note: Reference bearing on the north line of Farm Lot No. 181 used as South 85°14'10" East);

thence, from said Point of Beginning and running with the east line of Farm Lot No. 181, South 03°52'48" West a distance of 335.00 feet to an iron pin set;

thence, leaving the lot line, North 85°13'38" West a distance of 1,334.97 feet to an iron pin set in the west line of Farm Lot No. 181, passing through three iron pins set at distances of plus 334.97 feet, plus 724.97 feet, and plus 1,019.97 feet, respectively;

thence, leaving the lot line, North 85°57'29" West a distance of 1,332.68 feet to a point in the centerline of County Road No. 9 (Salem Road), passing through two iron pins set at distances of plus 1,182.90 feet and plus 1,302.85 feet, respectively;

thence, with the centerline of County Road No. 9, North 03°54'55" East a distance of 351.58 feet to a point in the south line of a 1.1376 acres tract as conveyed to Drew E. Wolfe by Official Records Volume 53, Page 745 of the Athens County Recorder's Office;

thence, leaving the road with the south line of said Wolfe tract and the extension thereof, South 85°14'10" East a distance of 2,667.58 feet to the Point of Beginning, passing through two iron pins found capped "Linn 7113" at distances of plus 24.69 feet and plus 149.62 feet, respectively;

Containing 20.761 acres, more or less, out of Parcel No. A040040005900.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of County Road No. 9 (Salem Road).

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near County Road No. 9. Said easement runs in a north-south direction across the west end of the above-described property with the west line of said easement being the centerline of said County Road No. 9. Containing 0.404 acre, more or less, of easement.

Subject to the 100-Year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped "Biedenbach Surveying, LLC. 7881 - 8534".

The bearings in this description are for angle calculations only and are based on the north line of Farm Lot No. 181 used as an assumed bearing of South 85°14'10" East.

Page 2 of 2
Description of Parcel No. 1 (20.761 Acres)

A plat for the above-described survey has been submitted for file at the County Engineer's Office.

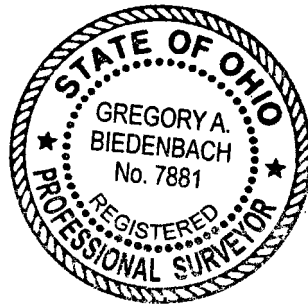
The above description was prepared by Gregory A. Biedenbach Registered Surveyor No. 7881, based on an actual field survey of December 12, 2016; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 526, Page 2530.

Surveyor: Gregory A. Biedenbach

Date: Dec. 12, 2016

Survey File: GB-2644



Instrument
20170000884 OR
Book Page
529 1458

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Bruner Land Company
DATE: 12/30/16

~~Instrument 201700009559 OR Book Page 528 2897~~

Description of Parcel No. 2 (10.003 Acres)

Being a new split from a 116.908 acres tract as conveyed to Bruner Land Company, Inc. by Official Records Volume 526, Page 2530 of the Athens County Recorder's Office and being bounded and described as follows;

Situated in the State of Ohio, County of Athens, Township of Athens, being part of Farm Lot No. 183 in Section 35, Range 14 West, Township 9 North, of "The Congress Lands East of the Scioto River" and being further bounded and described as follows:

Beginning at a point at the southeast corner of Farm Lot No. 183 (Note: Reference bearing on the south line of Farm Lot No. 183 used as North 86°27'47" West);

thence, from said Point of Beginning and running with the south line of Farm Lot No. 183, North 86°27'47" West a distance of 1,333.45 feet to a point in the centerline of County Road No. 9 (Salem Road), passing through an iron pin set at a distance of plus 1,132.62 feet and passing through a 5/8" iron pin found capped "Linn 7113" at a distance of plus 1,308.61 feet;

thence, with the centerline of County Road No. 9, North 03°54'55" East a distance of 332.75 feet to a point;

thence, South 85°57'29" East a distance of 1,332.68 feet to an iron pin set in the east line of Farm Lot No. 183, passing through two iron pins set at distances of plus 29.83 feet and plus 149.78 feet, respectively;

thence, with said lot line, South 03°46'58" West a distance of 321.00 feet to the Point of Beginning, passing through a 5/8" iron pin found capped "Linn 7113" at a distance of plus 317.34 feet;

Containing 10.003 acres, more or less, out of Parcel No. A040040005900.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of County Road No. 9 (Salem Road).

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near County Road No. 9. Said easement runs in a north-south direction across the west end of the above-described property with the west line of said easement being the centerline of said County Road No. 9. Containing 0.382 acre, more or less, of easement.

Subject to the 100-Year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped "Biedenbach Surveying, LLC. 7881 - 8534".

The bearings in this description are for angle calculations only and are based on the south line of Farm Lot No. 183 used as an assumed bearing of North 86°27'47" West.

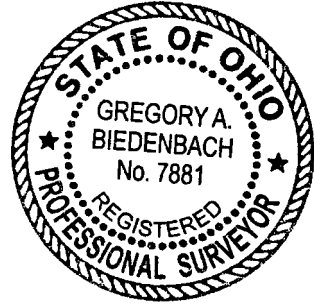
A plat for the above-described survey has been submitted for file at the County Engineer's Office.

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Description of Parcel No. 2 (10.003 Acres)

The above description was prepared by Gregory A. Biedenbach Registered Surveyor No. 7881, based on an actual field survey of December 12, 2016; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 526, Page 2530.

Surveyor: Gregory A. Biedenbach
Date: Dec. 12, 2016
Survey File: GB-2644



Instrument 201700000824 OR
Book Page 529 1460

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Perceal Williams
DATE: 12/30/16
Instrument 201700000559 OR Book Page 528 2609

Description of Parcel No. 3 (14.072 Acres)

Being a new split from a 116.908 acres tract as conveyed to Bruner Land Company, Inc. by Official Records Volume 526, Page 2530 of the Athens County Recorder's Office and being bounded and described as follows;

Situated in the State of Ohio, County of Athens, Township of Athens, being part of Farm Lot No. 181 in Section 35, Range 14 West, Township 9 North, of "The Congress Lands East of the Scioto River" and being further bounded and described as follows:

Beginning at a point at the southeast corner of Farm Lot No. 183, being in the west line of Farm Lot No. 181 (Note: Reference bearing on the south line of Farm Lot No. 183 used as North 86°27'47" West);

thence, from said Point of Beginning and running with the west line of Farm Lot No. 181, North 03°46'58" East a distance of 321.00 feet to an iron pin set, passing through a 5/8" iron pin found capped "Linn 7113" at a distance of plus 3.66 feet;

thence, leaving the west line of Farm Lot No. 181, South 85°13'38" East a distance of 315.00 feet to an iron pin set;

thence South 05°24'12" West a distance of 2,186.49 feet to a point in the centerline of County Road No. 22 (Vore Ridge Road), passing through three iron pins set at distances of plus 100.00 feet, plus 2,056.49 feet, and plus 2,156.49 feet, respectively;

thence, with the centerline of County Road No. 22, North 71°02'13" West a distance of 262.27 feet to a point in the west line of Farm Lot No. 181;

thence, leaving the road with the west line of Farm Lot No. 181, North 03°46'58" East a distance of 1,801.38 feet to the Point of Beginning, passing through a 5/8" iron pin found capped "Linn 7113" at a distance of plus 20.25 feet, passing through an iron pin set at a distance of plus 120.25 feet, and passing through two 5/8" iron pins found uncapped at distances of plus 352.94 and plus 1,474.10 feet, respectively;

Containing 14.072 acres, more or less, out of Parcel No. A040040005900.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of County Road No. 22 (Vore Ridge Road).

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near County Road No. 22. Said easement runs in an east-west direction across the south end of the above-described property with the south line of said easement being the centerline of said County Road No. 22. Containing 0.301 acre, more or less, of easement.

Subject to the 100-Year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped "Biedenbach Surveying, LLC. 7881 - 8534".

The bearings in this description are for angle calculations only and are based on the south line of Farm Lot No. 183 used as an assumed bearing of North 86°27'47" West.

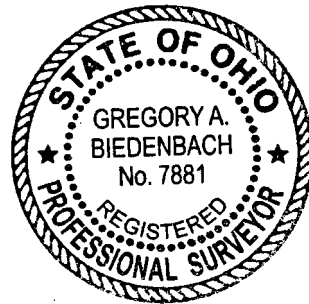
Page 2 of 2
Description of Parcel No. 3 (14.072 Acres)

A plat for the above-described survey has been submitted for file at the County Engineer's Office.

The above description was prepared by Gregory A. Biedenbach Registered Surveyor No. 7881, based on an actual field survey of December 12, 2016; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 526, Page 2530.

Surveyor: Gregory A. Biedenbach
Date: Dec. 12, 2016
Survey File: GB-2644



Description of Parcel No. 4 (14.018 Acres)

Being a new split from a 116.908 acres tract as conveyed to Bruner Land Company, Inc. by Official Records Volume 526, Page 2530 of the Athens County Recorder's Office and being bounded and described as follows;

Situated in the State of Ohio, County of Athens, Township of Athens, being part of Farm Lot No. 181 in Section 35, Range 14 West, Township 9 North, of "The Congress Lands East of the Scioto River" and being further bounded and described as follows:

Commencing for reference at a 5/8" iron pin found capped "Linn 7113" at the northeast corner of Farm Lot No. 181 (Note: Reference bearing on the north line of Farm Lot No. 181 used as South 85°14'10" East);

thence, with the east line of Farm Lot No. 181, South 03°52'48" West a distance of 335.00 feet to an iron pin set;

thence North 85°13'38" West a distance of 724.97 feet to an iron pin set, being the **TRUE POINT OF BEGINNING** for this description, passing through an iron pin set at a distance of plus 334.97 feet;

thence, from said Point of Beginning, South 06°24'26" West a distance of 2,242.17 feet to a point in the centerline of County Road No. 22 (Vore Ridge Road), passing through three iron pins set at distances of plus 100.00 feet, plus 2,112.17 feet and plus 2,212.17 feet, respectively;

thence, with the centerline of County Road No. 22, the following three courses:

1. North 74°39'49" West a distance of 122.51 feet to a point;
2. thence North 72°12'07" West a distance of 76.74 feet to a point;
3. thence North 71°02'22" West a distance of 61.80 feet to a point;

thence, leaving the road, North 05°24'12" East a distance of 2,186.49 feet to an iron pin set, passing through three iron pins set at distances of plus 30.00 feet, plus 130.00 feet, and plus 2,086.49 feet, respectively;

thence South 85°13'38" East a distance of 295.00 feet to the Point of Beginning;

Containing 14.018 acres, more or less, out of Parcel No. A040040005900.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of County Road No. 22 (Vore Ridge Road).

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near County Road No. 22. Said easement runs in an east-west direction across the south end of the above-described property with the south line of said easement being the centerline of said County Road No. 22. Containing 0.299 acre, more or less, of easement.

Subject to the 100-Year Flood Plain restrictions, if applicable.

Page 2 of 2
Description of Parcel No. 4 (14.018 Acres)

All iron pins set are 5/8" x 30" rebar capped "Biedenbach Surveying, LLC. 7881 - 8534".

The bearings in this description are for angle calculations only and are based on the north line of Farm Lot No. 181 used as an assumed bearing of South 85°14'10" East.

A plat for the above-described survey has been submitted for file at the County Engineer's Office.

The above description was prepared by Gregory A. Biedenbach Registered Surveyor No. 7881, based on an actual field survey of December 12, 2016; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 526, Page 2530.

Surveyor: Gregory A. Biedenbach

Date: Dec. 12, 2016

Survey File: GB-2644



Instrument
201700000884 DR
Book Page
529 1464

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Bryan J. Patterson
DATE: 12/30/16

Description of Parcel No. 5 (21.740 Acres)

Instrument 201700000859 DR
Book Page 528 2613

Being a new split from a 116.908 acres tract as conveyed to Bruner Land Company, Inc. by Official Records Volume 526, Page 2530 of the Athens County Recorder's Office and being bounded and described as follows;

Situated in the State of Ohio, County of Athens, Township of Athens, being part of Farm Lot No. 181 in Section 35, Range 14 West, Township 9 North, of "The Congress Lands East of the Scioto River" and being further bounded and described as follows:

Commencing for reference at a 5/8" iron pin found capped "Linn 7113" at the northeast corner of Farm Lot No. 181 (Note: Reference bearing on the north line of Farm Lot No. 181 used as South 85°14'10" East);

thence, with the east line of Farm Lot No. 181, South 03°52'48" West a distance of 335.00 feet to an iron pin set;

thence North 85°13'38" West a distance of 334.97 feet to an iron pin set, being the **TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning, South 05°10'01" West a distance of 2,319.77 feet to a point in the centerline of County Road No. 22 (Vore Ridge Road), passing through three iron pins set at distances of plus 100.00 feet, plus 2,189.77 feet, and plus 2,289.77 feet, respectively;

thence, with the centerline of County Road No. 22, the following three courses:

1. North 74°42'33" West a distance of 65.13 feet to a point;
2. thence North 75°14'41" West a distance of 307.55 feet to a point;
3. thence North 74°39'49" West a distance of 72.29 feet to a point;

thence, leaving the road, North 06°24'26" East a distance of 2,242.17 feet to an iron pin set, passing through three iron pins set at distances of plus 30.00 feet, plus 130.00 feet, and plus 2,142.17 feet, respectively;

thence South 85°13'38" East a distance of 390.00 feet to the Point of Beginning;

Containing 21.710 acres, more or less, out of Parcel No. A040040005900.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of County Road No. 22 (Vore Ridge Road).

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near County Road No. 22. Said easement runs in a east-west direction across the south end of the above-described property with the south line of said easement being the centerline of said County Road No. 22. Containing 0.511 acre, more or less, of easement.

Subject to the 100-Year Flood Plain restrictions, if applicable.

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Description of Parcel No. 5 (21.710 Acres)

All iron pins set are 5/8" x 30" rebar capped "Biedenbach Surveying, LLC. 7881 - 8534".

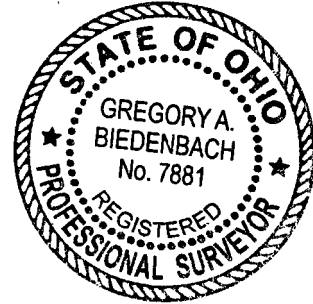
The bearings in this description are for angle calculations only and are based on the north line of Farm Lot No. 181 used as an assumed bearing of South 85°14'10" East.

A plat for the above-described survey has been submitted for file at the County Engineer's Office.

The above description was prepared by Gregory A. Biedenbach Registered Surveyor No. 7881, based on an actual field survey of December 12, 2016; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 526, Page 2530.

Surveyor: Gregory A. Biedenbach
Date: Dec. 12, 2016
Survey File: GB-2644



Instrument 20170000884 OR
Book Page 529 1466

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Brent Williams
DATE: 12/30/16

~~Instrument 20170000559 OR~~ ~~Book Page 528 2615~~

Description of Parcel No. 6 (36.369 Acres)

Being a new split from a 116.908 acres tract as conveyed to Bruner Land Company, Inc. by Official Records Volume 526, Page 2530 of the Athens County Recorder's Office and being bounded and described as follows;

Situated in the State of Ohio, County of Athens, Township of Athens, being part of Farm Lot Nos. 179, 180, and 181 in Section 35, Range 14 West, Township 9 North, of "The Congress Lands East of the Scioto River" and being further bounded and described as follows:

Beginning at a 5/8" iron pin found capped "Linn 7113" at the northwest corner of Farm Lot No. 180 (Note: Reference bearing on the north line of Farm Lot No. 181 used as South 85°14'10" East);

thence, from said Point of Beginning and running with the north line of Farm Lot No. 180, South 85°14'29" East a distance of 680.68 feet to a marked stone found at the northwest corner of a 33.28 acres tract as conveyed to William B. Rood by Official Records Volume 294, Page 99 of the Athens County Recorder's Office;

thence, leaving the north line of Farm Lot No. 180 with the west line of said Rood tract, South 03°51'58" West a distance of 1,003.18 feet to a marked stone found at the northeast corner of a 23 acres tract as conveyed to Lauren Young by Official Records Volume 137, Page 376 of the Athens County Recorder's Office;

thence, with the north line of said Young tract, North 85°09'36" West a distance of 680.94 feet to a marked stone found in the west line of Farm Lot No. 180, being in the east line of Farm Lot No. 181;

thence, with said lot line, South 03°21'25" West a distance of 1,702.50 feet to a 5/8" iron pin found capped "Linn 7113" at the southeast corner of Farm Lot No. 181, being the southwest corner of Farm Lot No. 180, being in the north line of Farm Lot No. 179;

thence, with the north line of Farm Lot No. 179, South 86°37'17" East a distance of 360.29 feet to a point in the centerline of County Road No. 22 (Vore Ridge Road), passing through an iron pin set at a distance of plus 320.29 feet;

thence, with the centerline of County Road No. 22, the following sixteen courses:

1. South 67°37'39" West a distance of 43.97 feet to a point;
2. thence South 69°29'50" West a distance of 21.09 feet to a point;
3. thence South 71°18'59" West a distance of 46.89 feet to a point;
4. thence South 74°12'51" West a distance of 64.41 feet to a point;
5. thence South 77°22'05" West a distance of 52.09 feet to a point;
6. thence South 82°39'44" West a distance of 37.18 feet to a point;
7. thence South 87°46'39" West a distance of 42.78 feet to a point;
8. thence North 88°33'40" West a distance of 32.37 feet to a point;
9. thence North 82°21'19" West a distance of 52.16 feet to a point;

Page 2 of 3
Description of Parcel No. 6 (36.369 Acres)

10. thence North 74°39'52" West a distance of 48.26 feet to a point;
11. thence North 66°32'41" West a distance of 54.96 feet to a point;
12. thence North 60°48'52" West a distance of 59.33 feet to a point;
13. thence North 59°35'33" West a distance of 75.64 feet to a point;
14. thence North 62°25'20" West a distance of 52.80 feet to a point;
15. thence North 66°27'46" West a distance of 63.30 feet to a point;
16. thence North 71°33'08" West a distance of 60.50 feet to a point;

thence, leaving the road North 05°10'01" East a distance of 2,319.77 feet to an iron pin set, passing through three iron pins set at distances of plus 30.00 feet, plus 130.00 feet, and plus 2,219.77 feet, respectively;

thence South 85°13'38" East a distance of 334.97 feet to an iron pin set in the west line of Farm Lot No. 180;

thence, with said lot line, North 03°52'48" East a distance of 335.00 feet to the Point of Beginning;

Containing 36.369 acres, more or less, out of Parcel No. A040040005900.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of County Road No. 22 (Vore Ridge Road).

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near County Road No. 22. Said easement runs in an east-west direction across the south end of the above-described property with the south line of said easement being the centerline of said County Road No. 22. Containing 0.927 acre, more or less, of easement.

Subject to the 100-Year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped "Biedenbach Surveying, LLC. 7881 - 8534".

The bearings in this description are for angle calculations only and are based on the north line of Farm Lot No. 181 used as an assumed bearing of South 85°14'10" East.

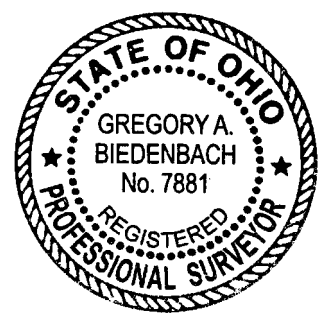
A plat for the above-described survey has been submitted for file at the County Engineer's Office.

The above description was prepared by Gregory A. Biedenbach Registered Surveyor No. 7881, based on an actual field survey of December 12, 2016; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Page 3 of 3
Description of Parcel No. 6 (36.369 Acres)

Prior deed: Official Records Volume 526, Page 2530.

Surveyor: Gregory A. Biedenbach
Date: Dec. 12, 2016
Survey File: GB-2644



Instrument
201700000884 OR
Book Page
529 1469

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Brenda Williamson
DATE: 12/30/16
Instrument 201700000559 OR Book Page 528 2618

Description of Parcel No. 7 (50.551 Acres)

Being a new split from a 93.266 acres tract as conveyed to Bruner Land Company, Inc. by Official Records Volume 526, Page 2530 of the Athens County Recorder's Office and being bounded and described as follows;

Situated in the State of Ohio, County of Athens, Township of Athens, being part of Farm Lot No. 177 in Section 34, part of Farm Lot No. 179 in Sections 34 and 35, and part of Farm Lot No. 181 in Section 35, Range 14 West, Township 9 North, of "The Congress Lands East of the Scioto River" and being further bounded and described as follows:

Commencing for reference at an iron pin set at the northeast corner of Farm Lot No. 177 (Note: Reference bearing on the east line of Farm Lot No. 177 used as South 03°18'25" West);

thence, with the east line of Farm Lot No. 177, South 03°18'25" West a distance of 273.66 feet to an iron pin set, being the **TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning and continuing with the east line of Farm Lot No. 177, South 03°18'25" West a distance of 561.92 feet to an iron pin set in the north line of a 6.19 acres tract as conveyed to Marc Toppercer by Official Records Volume 436, Page 362 of the Athens County Recorder's Office, passing through an iron pin set at a distance of plus 461.92

thence, with the west line of said Toppercer tract, the following three courses:

1. with a curve to the left, having an arc distance of 1,153.19, a radius of 2,346.41, a central angle of 28°09'33", a chord bearing of South 55°11'02" West, and a chord distance of 1,141.62 to an iron pin set;
2. thence, with a curve to the left, having an arc distance of 488.77 feet, a radius of 1,805.29 feet, a central angle of 15°30'45", a chord bearing of South 33°20'53" West, and a chord distance of 487.28 feet to an iron pin set;
3. thence South 25°35'24" West a distance of 438.17 feet to a 5/8" iron pin found capped "Linn 7113" in the west line of Farm Lot No. 177;

thence, with the west line of Farm Lot No. 177, North 04°17'09" East a distance of 2,360.46 feet to a 5/8" iron pin found uncapped at the northwest corner of Farm Lot No. 177, being the southwest corner of Farm Lot No. 179;

thence, with the west line of Farm Lot No. 179, North 02°28'59" East a distance of 426.15 feet to a 5/8" iron pin found uncapped at the northeast corner of Farm Lot No. 178, being the southeast corner of a 6.926 acres tract as conveyed to Terry and Kim Roberts by Official Records Volume 516, Page 2366 of the Athens County Recorder's Office;

thence, with east line of said Roberts tract, North 03°34'38" East a distance of 1,158.18 feet to a point in the centerline of County Road No. 22 (Vore Ridge Road), passing through an iron pin set at a distance of plus 1,033.39 feet and passing through a 5/8" iron pin found capped "Linn 7113" at a distance of plus 1,133.39 feet;

thence, with the centerline of County Road No. 22, the following five courses:

1. South 71°02'22" East a distance of 61.80 feet to a point;
2. thence South 72°12'07" East a distance of 76.74 feet to a point;

Page 2 of 2
Description of Parcel No. 7 (50.551 Acres)

- 3. thence South 74°39'49" East a distance of 122.51 feet to a point;
- 4. thence South 74°39'49" East a distance of 72.29 feet to a point;
- 5. thence South 75°14'41" East a distance of 127.74 feet to a point;

thence, leaving the road, South 03°34'43" West a distance of 1,753.51 feet to an iron pin set, passing through three iron pins set at distances of plus 30.00 feet., plus 130.00 feet, and plus 1,479.84 feet, respectively;

thence South 87°01'59" East a distance of 827.31 feet to the Point of Beginning, passing through an iron pin set at a distance of plus 795.40 feet;

Containing 50.551 acres, more or less, out of Parcel No. A04004002500.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of County Road No. 22 (Vore Ridge Road).

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near County Road No. 22. 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 centerline of said County Road No. 22. Containing 0.927 acre, more or less, of easement.

Subject to the 100-Year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped "Biedenbach Surveying, LLC. 7881 – 8534".

The bearings in this description are for angle calculations only and are based on the east line of Farm Lot No. 177 used as an assumed bearing of South 03°18'25" West.

A plat for the above-described survey has been submitted for file at the County Engineer's Office.

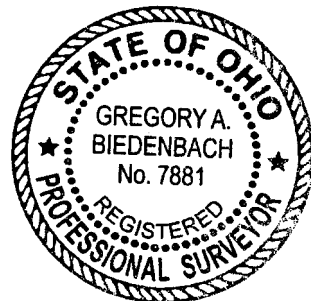
The above description was prepared by Gregory A. Biedenbach Registered Surveyor No. 7881, based on an actual field survey of December 12, 2016; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 526, Page 2530.

Surveyor: Gregory A. Biedenbach

Date: Dec. 12, 2016

Survey File: GB-2644



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: David J. Sullivan
DATE: 12/30/16

**Description of Parcel No. 8
(25.194 Acres)**

~~Instrument 20170000559 OR Book Page 528 2620~~

Being a new split from a 93.226 acres tract as conveyed to Bruner Land Company, Inc. by Official Records Volume 526, Page 2530 of the Athens County Recorder's Office and being bounded and described as follows;

Situated in the State of Ohio, County of Athens, Township of Athens, being part of Farm Lot No. 177 in Section 34, part of Farm Lot No. 179 in Section 34 and Section 35, and part of Farm Lot No. 181 in Sections 35, Range 14 West, Township 9 North, of "The Congress Lands East of the Scioto River" and being further bounded and described as follows:

Beginning at an iron pin set at the northeast corner of Farm Lot No. 177 (Note: Reference bearing on the east line of Farm Lot No. 177 used as South 03°18'25" West);

thence, from said Point of Beginning and running with the east line of Farm Lot No. 177, South 03°18'25" West a distance of 273.66 feet to an iron pin set;

thence, leaving the east line of Farm Lot No. 177, North 87°01'59" West a distance of 827.31 feet to an iron pin set, passing through an iron pin set at a distance of plus 31.91 feet;

thence North 03°34'43" East a distance of 1,753.51 feet to a point in the centerline of County Road No. 22 (Vore Ridge Road), passing through three iron pins set at distances of plus 273.67 feet, plus 1,623.51 feet and plus 1,723.51 feet, respectively;

thence, with the centerline of County Road No. 22, the following nine courses:

1. South 75°14'41" East a distance of 179.81 feet to a point;
2. thence South 74°42'33" East a distance of 65.13 feet to a point;
3. thence South 71°33'08" East a distance of 60.50 feet to a point;
4. thence South 66°27'46" East a distance of 63.30 feet to a point;
5. thence South 62°25'20" East a distance of 52.80 feet to a point;
6. thence South 59°35'33" East a distance of 75.64 feet to a point;
7. thence South 60°48'52" East a distance of 59.33 feet to a point;
8. thence South 66°32'41" East a distance of 54.96 feet to a point;
9. thence South 74°39'52" East a distance of 10.00 feet to a point;

thence, leaving the road, South 04°27'37" West a distance of 1,023.68 feet to an iron pin set, passing through three iron pins set at distances of plus 30.00 feet, plus 130.00 feet, and plus 923.68 feet, respectively;

thence South 87°01'34" East a distance of 227.04 feet to a 5/8" iron pin found capped "Linn 7113" at the northwest corner of a residue tract conveyed to the Columbus and Southern Ohio Electric Company by the Fifty-Ninth tract of Deed Volume 202, Page 301 of the Athens County Recorder's Office;

thence, with the west line of said Columbus and Southern Ohio tract, South 04°05'20" West a distance of 262.99 feet to a 5/8" iron pin found capped "Linn 7113" at the southwest corner of said Columbus and Southern Ohio tract;

Page 2 of 3
Description of Parcel No. 8 (25.194 Acres)

thence, with the south line of said Columbus and Southern Ohio tract, South 87°01'59" East a distance of 28.18 feet to the Point of Beginning;

Containing 25.194 acres, more or less, out of Parcel No. A040040002500.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of County Road No. 22 (Vore Ridge Road Road).

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near County Road No. 22. 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 centerline of said County Road No. 22. Containing 0.713 acre, more or less, of easement.

Subject to the 100-Year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped "Biedenbach Surveying, LLC. 7881 – 8534".

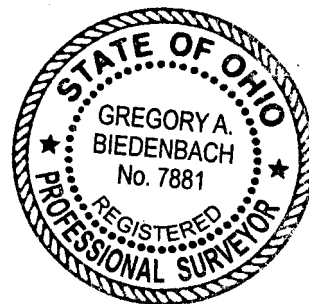
The bearings in this description are for angle calculations only and are based on the east line of Farm Lot No. 177 used as an assumed bearing of South 03°18'25" West.

A plat for the above-described survey has been submitted for file at the County Engineer's Office.

The above description was prepared by Gregory A. Biedenbach Registered Surveyor No. 7881, based on an actual field survey of December 12, 2016; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 526, Page 2530.

Surveyor: Gregory A. Biedenbach
Date: Dec. 12, 2016
Survey File: GB-2644



**Description of Parcel No. 9
(18.190 Acres)**

Instrument 201700000559 OR Book Page 528 2622

Being a new split from a 93.266 acres tract as conveyed to Bruner Land Company, Inc. by Official Records Volume 526, Page 2530 of the Athens County Recorder's Office and being bounded and described as follows;

Situated in the State of Ohio, County of Athens, Township of Athens, being part of Farm Lot No. 179 in Sections 34 and 35, Range 14 West, Township 9 North, of "The Congress Lands East of the Scioto River" and being further bounded and described as follows:

Commencing for reference at an iron pin set at the northeast corner of Farm Lot No. 177 (Note: Reference bearing on the east line of Farm Lot No. 177 used as South 03°18'25" West);

thence, with the south line of Farm Lot No. 179, North 87°01'59" West a distance of 28.18 feet to a 5/8" iron pin found capped "Linn 7113" at the southwest corner of a residue tract as conveyed to the Columbus and Southern Ohio Electric Company by the Fifty-Ninth Tract of Deed Volume 202, Page 301 of the Athens County Recorder's Office;

thence, with the west line of said Columbus and Southern Ohio residue tract, North 04°05'20" East a distance of 262.99 feet to a 5/8" iron pin found capped "Linn 7113" at the northwest corner of said Columbus and Southern Ohio residue tract, being the **TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning and the leaving the Columbus and Southern Ohio residue tract, North 87°01'34" West a distance of 227.04 feet to an iron pin set;

thence North 04°27'37" East a distance of 1,023.68 feet to a point in the centerline of County Road No. 22 (Vore Ridge Road), passing through three iron pins set at distances of plus 100.00 feet, plus 893.68 feet and plus 993.68 feet, respectively;

thence, with the centerline of County Road No. 22, the following ten courses:

1. South 74°39'52" East a distance of 38.26 feet to a point;
2. thence South 82°21'19" East a distance of 52.16 feet to a point;
3. thence South 88°33'40" East a distance of 32.37 feet to a point;
4. thence North 87°46'39" East a distance of 42.78 feet to a point;
5. thence North 82°39'44" East a distance of 37.18 feet to a point;
6. thence North 77°22'05" East a distance of 52.09 feet to a point;
7. thence North 74°12'51" East a distance of 64.41 feet to a point;
8. thence North 71°18'59" East a distance of 46.89 feet to a point;
9. thence North 69°29'50" East a distance of 21.09 feet to a point;
10. thence North 67°37'39" East a distance of 43.97 feet to a point in the north line of Farm Lot No. 179;

Page 2 of 3
Description of Parcel No. 9 (18.190 Acres)

thence, leaving the road with the north line of Farm Lot No. 179, South 86°37'17" East a distance of 304.57 feet to a 3/4" iron pin found uncapped at the southeast corner of the aforementioned Young tract, being the southwest corner of a 1.72 acres tract as conveyed to Katherine M. Scholl by Official Records Volume 422, Page 1164 of the Athens County Recorder's Office, and passing through two iron pins set at distances of plus 40.00 feet and plus 140.00 feet;

thence, continuing with the north line of Farm Lot No. 179 and running with the south line of said 1.72 acres Scholl tract, South 87°28'27" East a distance of 24.66 feet to a marked stone found in the west line of a 93.6184 acres tract as conveyed to Gregory A. and Rebecca J. Patton by Official Records Volume 429, Page 1297 of the Athens County Recorder's Office,

thence, with the west line of said Patton tract, South 04°16'12" West a distance of 1,099.87 feet to a marked stone found at the northeast corner of the aforementioned Columbus and Southern Ohio residue tract;

thence, with the north line of said Columbus and Southern Ohio residue tract, North 87°01'34" West a distance of 518.58 feet to the Point of Beginning;

Containing 18.190 acres, more or less, out of Parcel No. A040040002500.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of County Road No. 22 (Vore Ridge Road).

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near County Road No. 22. Said easement runs in a east-west direction across the north end of the above-described property with the north line of said easement being the centerline of said County Road No. 22. Containing 0.495 acre, more or less, of easement.

Subject to the 100-Year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped "Biedenbach Surveying, LLC. 7881 – 8534".

The bearings in this description are for angle calculations only and are based on the east line of Farm Lot No. 177 used as an assumed bearing of South 03°18'25" West.

A plat for the above-described survey has been submitted for file at the County Engineer's Office.

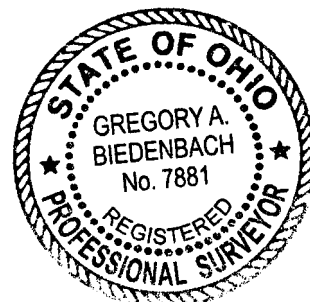
The above description was prepared by Gregory A. Biedenbach, Registered Surveyor No. 7881, based on an actual field survey of December 12, 2016; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 526, Page 2530.

Surveyor: Gregory A. Biedenbach

Date: Dec. 12, 2016

Survey File: GB-2644



BRUNER AEP ATHENS FARM PROTECTIVE COVENANTS

- 1.) The following protective covenants are covenants running with the land, and shall continue in full force and effect until January 01, 2075 (through injunction or otherwise) by any owner acquiring any part of the land acquired by the undersigned in Athens and Waterloo Township by Deed recorded in O.R.Vol.526 Pg. 2530 in the land records of Athens County, Ohio.
- 2.) Permanent dwellings shall be restricted to the specifications of HUD approved sectional homes, the Ohio Basic Building Code on modular homes setting upon either a crawl space or basement and new constructed site built homes. Any homes will be new at the time of placement and built with new materials.
- 4.) Any mobile home placed on said property must be 5 years old or newer at time of placement, shall contain a minimum of 700 square feet and shall be under skirted at time of placement.
- 5.) No inoperative or unlicensed vehicles may be placed on said lot. No accumulation of discarded personal effects, debris, waste, garbage, or any unsightly object or matter will be permitted on any lot.
- 6.) No noxious or offensive activity shall be carried on upon any lot.
- 7.) Before occupancy of any house or mobile home, a sewage disposal system shall be installed in conformity with the minimum standards required by the County Board of Health.
- 8.) Before any construction takes place purchaser must contact the local government authority to make sure they are in compliance with the local laws.
- 9.) Swine and fowl are permitted but shall be limited to personal use only on the above subject property. Larger domestic farm animals (including but not limited to horses, cattle, sheep, goats and llamas) are permitted. The pasture shall not be over grazed but shall be healthy and thick, and weeds shall be controlled. Noise and odors from any animal shall be controlled so that neither shall be offensive to adjoining neighbors.
- 10.) All lots are to be used for residential, agricultural and recreational purposes, (though the lot owner may store equipment and material used in a business in a well constructed enclosed building on the property). The property is not to be used for commercial enterprises (with customers coming and going) with the exception of churches, riding stables, horse farm, cattle farm, or truck farm (fruits and vegetables).
- 11.) Dogs, cats and other household pets shall not be bred or maintained for commercial purposes.
- 12.) No shack, tent, camper, school bus, or recreational vehicles shall be used as a residence, either temporary or permanent.
- 13.) Any residence erected on said lots shall be at least 400 square feet of indoor heated area (excluding basement and garage) and shall have a finished siding such as rustic wood, frame, brick veneer, press board or contemporary siding.
- 14.) Any building or structure placed on said property shall be set back a minimum of 75 feet from the center of the existing road unless a lesser set-back is requested by public authority.
- 15.) Where protective covenants and Athens County of Athens and Waterloo Township Zoning Ordinances are in conflict, the stricter requirement will prevail.
- 16.) Invalidation of any of these covenants by judgment of court order shall, in no way affect any of the other provisions, which shall remain in full force and effect.
- 17.) Nothing contained herein shall be construed as creating any obligation on the part of Bruner Land Company, Inc. to enforce these Protective Covenants.
- 18.) The purchasers of this farm, for themselves, their heirs and assigns, by the acceptance of the conveyance of this farm, agree to be bound by the covenants contained herein and are the primary enforcers of these covenants.

Survey Plat for Bruner Land Company, Inc.

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF ATHENS, BEING PART OF FARM LOT NOS. 183, 181, 180, AND 179 IN SECTION 35 AND PART OF FARM LOT NOS. 170 AND 177 IN SECTION 34, RANGE 14 WEST, TOWNSHIP 9 NORTH OF THE CONGRESS LANDS EAST OF THE SODATO RIVER.

- PERTINENT DOCUMENTS
- (1) ALL DEEDS AS SHOWN.
 - (2) COUNTY TAX MAPS.
 - (3) U.S.G.S. QUAD MAPS "THE PLAINS"
 - (4) SURVEY PLAT BY JOHN BRANNER
 - (5) SURVEY PLATS BY GREGORY WRIGHT
 - (6) SURVEY PLATS BY TIMOTHY LINN

William B. Rood
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O.R.V. 294, Pg. 99

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O.R.V. 368, Pg. 1234

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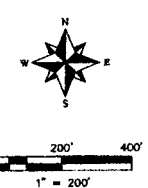
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19.77 Acres
O.R.V. 368, Pg. 1234

- = Marked Stone Found
- ▲ = Railroad Spike Found
- = 3/4" Iron Pin Found Capped "GKW 8535"
- = PVC Pipe Set or Found On Line Only
- = 3/8" Iron Pin Found Capped "Linn 7113"
- = Iron Pin Found Uncapped (Size Noted)
- = 3/4" x 30" I.P. Set "Biedenbach Surveying, LLC. 7881 - 8534"



LINE	BEARING	DISTANCE
L1	S 71°02'13"	262.27
L2	S 71°02'22"	61.80
L3	S 72°12'07"	176.74
L4	S 74°39'49"	194.80
L5	S 75°14'41"	307.55
L6	S 74°42'33"	65.13
L7	S 71°33'08"	60.50
L8	S 68°27'46"	83.30
L9	S 62°25'20"	52.80
L10	S 59°35'33"	75.64
L11	S 60°48'52"	59.33
L12	S 66°32'41"	54.96
L13	S 74°39'52"	48.26
L14	S 82°21'19"	52.16
L15	S 85°33'40"	32.37
L16	N 87°46'39"	42.78
L17	N 82°39'44"	37.18
L18	N 77°22'05"	52.09
L19	N 74°12'51"	64.41
L20	N 71°18'59"	46.89
L21	N 69°29'50"	21.09
L22	N 67°37'39"	43.97
L23	N 02°28'59"	426.15
L24	S 03°52'48"	335.00
L25	N 25°35'24"	438.17
L26	S 88°37'17"	360.29
L27	S 88°37'17"	304.57
L28	S 87°28'27"	24.68
L29	S 87°01'59"	28.18

210.868 Acres Total

Current: Bruner Land Company, Inc. Ohio Franklin Realty, LLC
93.266 Acres D.V. 503, Pg. 2282
O.R.V. 526, Pg. 2530 D.V. 202, Pg. 301

Columbus and Southern Ohio Electric Company
Seventh Tract
86.49 Acres
D.V. 202, Pg. 301

**Parcel No. 7
50.551 Acres**

New Split From:
Bruner Land Company, Inc.
93.266 Acres
O.R.V. 526, Pg. 2530
Out of Parcel No.
A040040002500

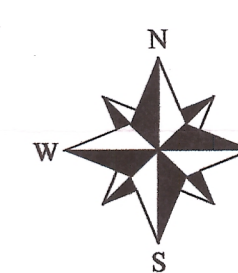
Survey Plat for Bruner Land Company, Inc.

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF ATHENS, BEING PART OF FARM LOT NOS. 183, 181, 180, AND 179 IN SECTION 35 AND PART OF FARM LOT NOS. 179 AND 177 IN SECTION 34, RANGE 14 WEST, TOWNSHIP 9 NORTH OF "THE CONGRESS LANDS EAST OF THE SCIOTO RIVER".

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAPS "THE PLAINS"
- (4) SURVEY PLAT BY JOHN BRANNER
- (5) SURVEY PLATS BY GREGORY WRIGHT
- (6) SURVEY PLATS BY TIMOTHY LINN

William B. Rood
33.28 Acres
O.R.V. 294, Pg. 99



0' 200' 400'
1" = 200'

LINE	BEARING	DISTANCE
L1	S 71°02'13" E	262.27'
L2	S 71°02'22" E	61.80'
L3	S 72°12'07" E	76.74'
L4	S 74°39'49" E	194.80'
L5	S 75°14'41" E	307.55'
L6	S 74°42'33" E	65.13'
L7	S 71°33'08" E	60.50'
L8	S 66°27'46" E	63.30'
L9	S 62°25'20" E	52.80'
L10	S 59°35'33" E	75.64'
L11	S 60°48'52" E	59.33'
L12	S 66°32'41" E	54.96'
L13	S 74°39'52" E	48.26'
L14	S 82°21'19" E	52.16'
L15	S 88°33'40" E	32.37'
L16	N 87°46'39" E	42.78'
L17	N 82°39'44" E	37.18'
L18	N 77°22'05" E	52.09'
L19	N 74°12'51" E	64.41'
L20	N 71°18'59" E	46.89'
L21	N 69°29'50" E	21.09'
L22	N 67°37'39" E	43.97'
L23	N 02°28'59" E	426.15'
L24	S 03°52'48" W	335.00'
L25	N 25°35'24" E	438.17'
L26	S 86°37'17" E	360.29'
L27	S 86°37'17" E	304.57'
L28	S 87°28'27" E	24.66'
L29	S 87°01'59" E	28.18'

210.868 Acres Total

Current: Bruner Land Company, Inc. 93,266 Acres O.R.V. 526, Pg. 2530
Prior: Ohio Franklin Realty, LLC First Tract D.V. 503, Pg. 2282
Ohio Franklin Realty, LLC Second Tract D.V. 202, Pg. 301

Columbus and Southern Ohio Electric Company Seventh Tract 86.49 Acres D.V. 202, Pg. 301

Parcel No. 7 50.551 Acres

New Split From: Bruner Land Company, Inc. 93,266 Acres O.R.V. 526, Pg. 2530 Out of Parcel No. A040040002500

Marc Toppercer 6.19 Acres O.R.V. 436, Pg. 362

Columbus and Southern Ohio Electric Company 50 Acres D.V. 208, Pg. 402

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE NORTH LINE OF FARM LOT NO. 181 USED AS SOUTH 85°14'10" EAST.

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.

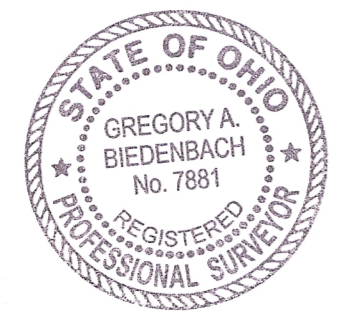
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1153.19'	2346.41'	28°09'33"	S 55°11'02" W	1141.62'
C2	488.77'	1805.29'	15°30'45"	S 33°20'53" W	487.28'

SURVEYORS 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. TITLE IS NOT GUARANTEED BY THIS SURVEY.

Gregory A. Biedenbach Dec. 12, 2016
DATE: _____

GREGORY A. BIEDENBACH
REG. SURVEYOR 7881
BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43793
1.740.472.1262 OFFICE
1.740.472.5298 FAX



Columbus and Southern Ohio Electric Company Seventh Tract 86.49 Acres D.V. 202, Pg. 301

NOTE: THIS MAP IS AN ORIGINAL COPY ONLY WITH ORIGINAL SIGNATURE AND ORIGINAL STAMP.

Survey File No.: GB-2644