

Description of Parcel 1

Situated in the State of Ohio, County of Athens, Township of Bern, being in the north half of the southeast quarter of Section 12, Range 12 West, Township 7 North, of "The Ohio Company First Purchase, 1787", and being bounded and described as follows:

Commencing for reference at an iron pin set at the northeast corner of Section 12 (Note: Reference bearing on the east line of Section 12 used as South 00°23'22" West.);

thence, with the east line of Section 12, South 00°23'22" West a distance of 3,134.94 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the east line of Section 12, South 00°23'22" West a distance of 799.72 feet to an iron pin set at the southeast corner of the northeast quarter of the southeast quarter of Section 12 and being also the northeast corner of a 71.16 acres tract as conveyed to Wallace and Edith Bedford by Official Records Volume 68, Page 24 of the Athens County Recorder's Office;

thence, with the quarter-quarter section line and the north line of said Bedford property, South 89°46'30" West a distance of 1,880.15 feet to a point in the centerline of Township Road No. 207, passing through an iron pin set at a distance of plus 1,864.84 feet;

thence, with the centerline of Township Road No. 207, the following eight courses:

- (1) North 28°30'22" East a distance of 432.54 feet to a point;
- (2) thence North 23°16'50" East a distance of 58.88 feet to a point;
- (3) thence North 16°04'26" East a distance of 63.17 feet to a point;
- (4) thence North 08°58'18" East a distance of 115.15 feet to a point;
- (5) thence North 02°02'04" East a distance of 84.00 feet to a point;
- (6) thence North 03°24'52" West a distance of 82.49 feet to a point;
- (7) thence North 10°31'51" West a distance of 71.30 feet to a point;
- (8) thence North 20°05'59" West a distance of 56.44 feet to a point;

Page 2 of 2
Description of Parcel 1

thence, leaving the road, South 86°51'15" East a distance of 1,657.28 feet to the Point of Beginning, passing through three iron pins set at distances of plus 24.00 feet, plus 124.00 feet, and plus 1,370.03 feet, respectively;

containing 33.041 acres, more or less.

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

Subject to a 30.00 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 Township Road No. 207. 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 Township Road No. 207. Containing 0.634 acres, more or less, of easement.

All iron pins set are rebar with yellow caps labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the assumed bearing of the east line of Section 12 used as North 00°23'22" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of July 13, 1990.

Prior Deed: Deed Volume _____, Page _____.

7

Description of Parcel 2

Situated in the State of Ohio, County of Athens, Township of Bern, being in the north half of the southeast quarter of Section 12, Range 12 West, Township 7 North, of "The Ohio Company First Purchase, 1787", and being bounded and described as follows:

Commencing for reference at an iron pin set at the northeast corner of Section 12 (Note: Reference bearing on the east line of Section 12 used as South 00°23'22" West.);

thence, with the east line of Section 12, South 00°23'22' West a distance of 2,709.94 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the east line of Section 12, South 00°23'22" West a distance of 425.00 feet to an iron pin set;

thence, leaving the section line, North 86°51'15" West a distance of 1,657.28 feet to a point in the centerline of Township Road No. 207, passing through three iron pins set at a distances of plus 297.25 feet, plus 1,533.28 feet, and plus 1,633.28 feet, respectively;

thence, with the centerline of Township Road No. 207, the following five courses:

- (1) North 36°34'56" West a distance of 57.18 feet to a point;
- (2) thence North 38°50'55" West a distance of 68.51 feet to a point;
- (3) thence North 22°54'48" West a distance of 64.52 feet to a point;
- (4) thence North 14°08'21" West a distance of 110.23 feet to a point;
- (5) thence North 11°11'55" West a distance of 63.42 feet to a point;

thence, leaving the road, North 89°48'05" East a distance of 1,799.10 feet to the Point of Beginning, passing through two iron pins set at distances of plus 15.50 feet and plus 115.50 feet, respectively;

containing 15.008 acres, more or less.

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

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *[Signature]*
DATE: 7/23/90

Page 2 of 2
Description of Parcel 2

Subject to a 30.00 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 Township Road No. 207. 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 Township Road No. 207. Containing 0.250 acres, more or less, of easement.

All iron pins set are rebar with yellow caps labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the assumed bearing of the east line of Section 12 used as North 00°23'22" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of July 13, 1990.

Prior Deed: Deed Volume _____, Page _____.

Description of Parcel 3

Situated in the State of Ohio, County of Athens, Township of Bern, being in the east half of Section 12, Range 12 West, Township 7 North, of "The Ohio Company First Purchase, 1787", and being bounded and described as follows:

Commencing for reference at an iron pin set at the northeast corner of Section 12 (Note: Reference bearing on the east line of Section 12 used as South 00°23'22" West.);

thence, with the east line of Section 12, South 00°23'22' West a distance of 2,331.94 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the east line of Section 12, South 00°23'22" West a distance of 378.00 feet to an iron pin set, passing through an iron pin set at the southeast corner of the northeast quarter of Section 12 at a distance of plus 200.04 feet;

thence, leaving the section line, South 89°48'05" West a distance of 1,799.10 feet to a point in the centerline of Township Road No. 207, passing through two iron pins set at distances of plus 1,683.60 feet and plus 1,783.60 feet, respectively;

thence, with the centerline of Township Road No. 207, the following four courses:

- (1) North 09°53'21" West a distance of 106.76 feet to a point;
- (2) thence North 07°45'24" West a distance of 41.97 feet to a point on the south line of the northeast quarter of Section 12;
- (3) thence North 06°40'35" West a distance of 129.02 feet to a point;
- (4) thence North 02°56'21" West a distance of 64.00 feet to a point;

thence, leaving the road, North 88°35'21" East a distance of 1,844.50 feet to the Point of Beginning, passing through two iron pins set at distances of plus 23.00 feet and plus 123.00 feet, respectively;

containing 15.029 acres, more or less, of which 8.269 acres are in the northeast quarter of Section 12 and 6.760 acres are in the southeast quarter of Section 12

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

Page 2 of 2
Description of Parcel 3

Subject to a 30.00 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 Township Road No. 207. 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 Township Road No. 207. Containing 0.235 acres, more or less, of easement.

All iron pins set are rebar with yellow caps labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the assumed bearing of the east line of Section 12 used as North 00°23'22" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of July 13, 1990.

Prior Deed: Deed Volume _____, Page _____.

//

Description of Parcel 4

Situated in the State of Ohio, County of Athens, Township of Bern, being in the south half of the northeast quarter of Section 12, Range 12 West, Township 7 North, of "The Ohio Company First Purchase, 1787", and being bounded and described as follows:

Commencing for reference at an iron pin set at the northeast corner of Section 12 (Note: Reference bearing on the east line of Section 12 used as South 00°23'22" West.);

thence, with the east line of Section 12, South 00°23'22" West a distance of 1,868.07 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the east line of Section 12, South 00°23'22" West a distance of 463.87 feet to an iron pin set;

thence, leaving the section line, South 88°35'21" West a distance of 1,844.50 feet to a point in the centerline of Township Road No. 207, passing through two iron pins set at a distances of plus 1,721.50 feet and plus 1,821.50 feet, respectively;

thence, with the centerline of Township Road No. 207, the following six courses:

- (1) North 01°09'32" West a distance of 37.71 feet to a point;
- (2) thence North 06°11'59" East a distance of 168.77 feet to a point;
- (3) thence North 05°08'43" West a distance of 69.15 feet to a point;
- (4) thence North 14°23'27" West a distance of 109.86 feet to a point;
- (5) thence North 07°44'11" West a distance of 72.72 feet to a point;
- (6) thence North 00°43'50" West a distance of 27.80 feet to a point;

thence, leaving the road, North 89°07'26" East a distance of 1,873.50 feet to the Point of Beginning, passing through two iron pins set at distances of plus 23.10 feet and plus 123.10 feet, respectively;

containing 20.018 acres, more or less.

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

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Chris Richenberry
DATE: 7-23-90

12

Page 2 of 2

Description of Parcel 4

Subject to a 30.00 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 Township Road No. 207. 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 Township Road No. 207. Containing 0.335 acres, more or less, of easement.

All iron pins set are rebar with yellow caps labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the assumed bearing of the east line of Section 12 used as North 00°23'22" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of July 13, 1990.

Prior Deed: Deed Volume _____, Page _____.

Description of Parcel 5

Situated in the State of Ohio, County of Athens, Township of Bern, being in the south half of the northeast quarter of Section 12, Range 12 West, Township 7 North, of "The Ohio Company First Purchase, 1787", and being bounded and described as follows:

Commencing for reference at an iron pin set at the northeast corner of Section 12 (Note: Reference Bearing on the east line of Section 12 used as South 00°23'22" West.);

thence, with the east line of Section 12, South 00°23'22" West a distance of 1,318.07 feet to an iron pin set at the northeast corner of the southeast quarter of the northeast quarter of Section 12 which is also the southeast corner of a 30.67 acres tract as conveyed to Glenn and Sharon Harris by Official Records Volume 51, Page 179 of the Athens County Recorder's Office, said iron pin set being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the east line of Section 12, South 00°23'22" West a distance of 550.00 feet to an iron pin set;

thence, leaving the section line, South 89°07'26" West a distance of 1,873.50 feet to a point in the centerline of Township Road No. 207, passing through two iron pins set at a distances of plus 1,750.40 feet and plus 1,850.40 feet, respectively;

thence, with the centerline of Township Road No. 207, the following three courses:

- (1) North 01°30'10" East a distance of 43.00 feet to a point;
- (2) thence North 03°33'30" East a distance of 185.51 feet to a point;
- (3) thence North 00°46'02" East a distance of 10.00 feet to a point at the southwest corner of a 89.25 acres tract as conveyed to Harold Jeffers by Deed Volume 281, Page 330 of the Athens County Recorder's Office;

thence, leaving the road with the south line of said Jeffer's property, South 89°53'00" East a distance of 541.89 feet to an iron pin set in the west line of the southeast quarter of the northeast quarter of Section 12 and being at the southeast corner of said Jeffer's property;

thence, with the quarter-quarter section line and with the east line of said Jeffer's property, North 00°23'22" East a distance of 351.78 feet to a point at the southwest corner of the aforementioned Harris property and at the center of the northeast quarter of Section 12;

Page 2 of 2
Description of Parcel 5

thence, with the quarter-quarter section line and with the south line of said Harris property, South 89°33'32" East a distance of 1,320.00 feet to a the Point of Beginning;

containing 20.061 acres, more or less.

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

Subject to a 30.00 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 Township Road No. 207. 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 Township Road No. 207. Containing 0.164 acres, more or less, of easement.

All iron pins set are rebar with yellow caps labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the assumed bearing of the east line of Section 12 used as North 00°23'22" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of July 13, 1990.

Prior Deed: Deed Volume _____, Page _____.

15

SURVEY PLAT

FOR BRUNER LAND CO.

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF BERN, BEING IN THE EAST HALF OF SECTION 12, RANGE 12 WEST, TOWNSHIP 7 NORTH, OF "THE OHIO COMPANY FIRST PURCHASE, 1787".

- = IRON PIN SET CAPPED "CLAUS 6456".
- △ = SURVEY ANGLE POINT.
- = PROPERTY LINES.
- *— = EXISTING FENCE LINES.
- = LINES OF THIS SURVEY.

T-8N, R-12W
MORGAN COUNTY
ATHENS COUNTY
BERN TWP.
T-7N, R-12W

7 1
12 6

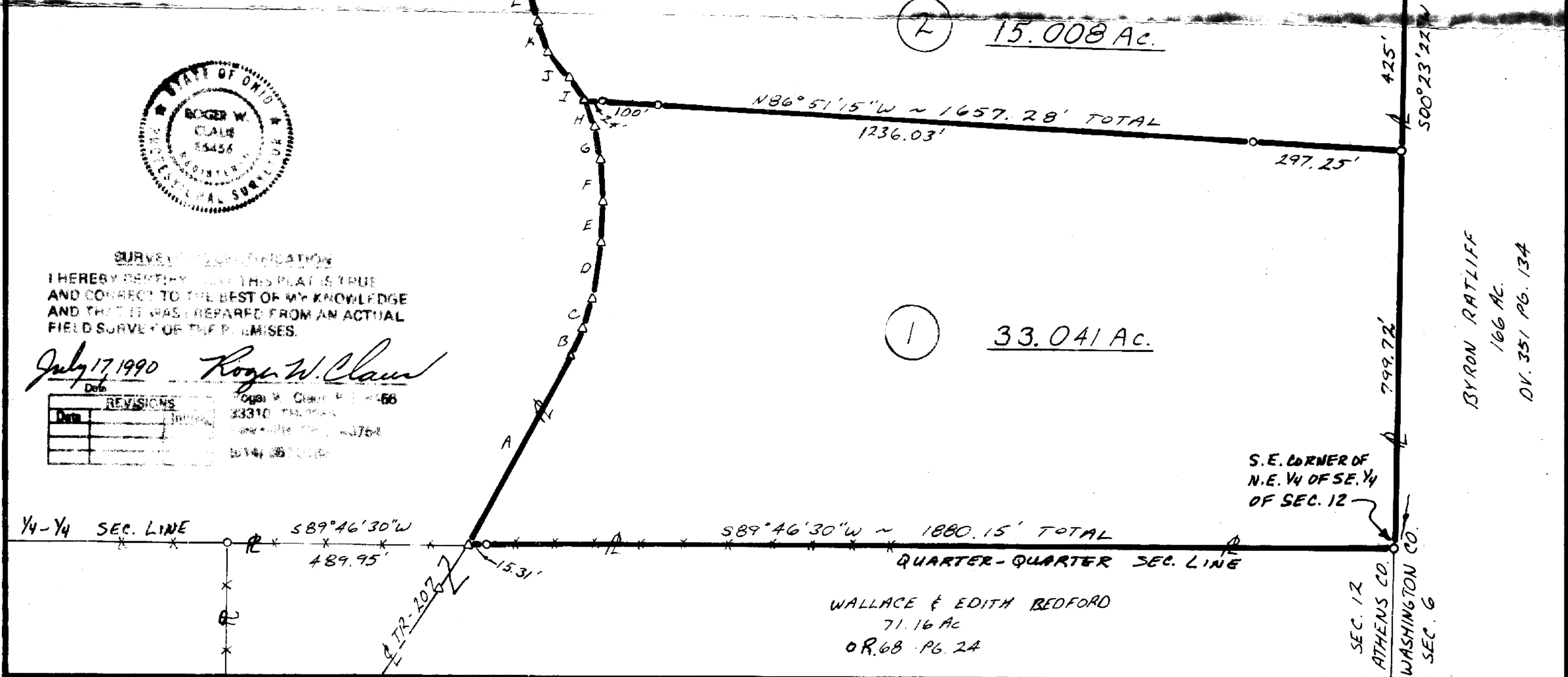
SCALE
1" = 200'

BEARINGS ARE BASED
ON AN ASSUMED BEARING
ON THE EAST LINE OF
SECTION 12.

LINE	BEARING	DIST.
A	N28°30'22"E	432.54'
B	N23°16'50"E	58.88'
C	N16°04'26"E	63.17'
D	N08°58'18"E	115.15'
E	N02°02'04"E	84.00'
F	N03°24'52"W	82.49'
G	N10°31'51"W	71.30'
H	N20°05'59"W	56.44'
I	N36°34'56"W	57.18'
J	N38°50'55"W	68.51'
K	N22°54'48"W	64.52'
L	N14°08'21"W	110.23'
M	N11°11'55"W	63.42'
N	N09°53'21"W	106.76'
O	N07°45'24"W	41.97'
P	N06°40'35"W	129.02'
Q	N02°56'21"W	64.00'
R	N01°09'32"W	37.71'
S	N06°11'59"E	168.77'
T	N05°08'43"W	69.15'
U	N14°23'27"W	109.86'
V	N07°44'11"W	72.72'
W	N00°43'50"W	27.80'
X	N01°30'10"E	43.00'
Y	N03°33'30"E	185.51'
Z	N00°46'02"E	10.00'

WILLIAM + LOIS REYNOLDS
400 AC.
DV. 355 PG. 109

BRUCE DONATO
500 AC.
DV. 365 PG. 795



SURVEY 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.

July 17, 1990 *Roger W. Claus*
Deft

NO.	DATE	REVISIONS

Roger W. Claus No. 5456
 33310
 1014 357 0150

60709

900709

17