

## DESCRIPTION OF 20.669 Acres

Situated in the State of Ohio, County of Athens, Township of Bern, being in the northwest quarter of Section 17, Range 12 West, Township 7 North, of "The Ohio Company's First Purchase", and being bounded and described as follows:

Commencing for reference at a 27" poplar at the northwest corner of Section 17 (being a calculated corner from a survey by Gerald Bayha), ( Note: Reference bearing on the west line of the northwest quarter of Section 17 used as South 00°06'35" East);

thence, with the west line of the northwest quarter of Section 17, South 00°06'35" East a distance of 1,417.08 feet to an iron pin set at the southwest corner of a 51.1803 acres tract as conveyed to Harold P. and Elizabeth R. Brown by Official Records Volume 326, Page 1736 of the Athens County Recorder's Office, being the **TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning and running with the south line of said Brown tract, North 89°14'20" East a distance of 1,740.86 feet to an iron pin set in the west line of a 14 acres tract as conveyed to Melvin R. and Darlene Norris by Deed Volume 338, Page 833 of the Athens County Recorder's Office, passing through four iron pins set at distances of plus 267.24 feet, plus 909.86 feet, plus 1,228.86 feet, and plus 1,581.86 feet, respectively, and passing through four iron pins found capped "Bayha 6139" at distances of plus 517.24 feet, plus 744.21 feet, plus 1,085.64 feet, and plus 1,400.16 feet, respectively;

thence, with the west line of said Norris tract, South 00°06'35" East a distance of 371.08 feet to an iron pin set at the northeast corner of a 1 acre tract as conveyed to Elza Hill by Deed Volume 117, Page 387 of the Athens County Recorder's Office, passing through an iron pin set at a distance of 164.08 feet;

thence, with the north line of said Hill tract, South 86°47'21" West a distance of 228.24 feet to an iron pin set at the northwest corner of said Hill tract;

thence, with the west line of said Hill tract, South 03°19'30" East a distance of 224.76 feet to a point in the centerline of Township Road No. 206 (Sweat Road), passing through an iron pin set at a distance of plus 203.76 feet;

thence, with the centerline of Township Road No. 206, the following 13 courses:

1. South 88°05'54" West a distance of 204.77 feet to a point;
2. thence South 88°14'44" West a distance of 120.81 feet to a point;
3. thence South 88°35'35" West a distance of 95.74 feet to a point;
4. thence North 88°19'57" West a distance of 103.96 feet to a point;
5. thence North 83°14'27" West a distance of 120.43 feet to a point;
6. thence North 79°35'25" West a distance of 80.13 feet to a point;
7. thence North 77°20'20" West a distance of 199.65 feet to a point;
8. thence North 77°14'48" West a distance of 171.96 feet to a point;
9. thence North 77°10'59" West a distance of 148.89 feet to a point;
10. thence North 76°25'12" West a distance of 130.28 feet to a point;
11. thence North 71°11'05" West a distance of 80.33 feet to a point;

12. thence North 63°34'00" West a distance of 66.15 feet to a point;

13. thence North 55°13'06" West a distance of 40.01 feet to a point in the west line of the northwest quarter of Section 17;

thence, with the section line, North 00°06'35" West a distance of 342.76 feet to the Point of Beginning, passing through two iron pins set at distances of plus 30.00 feet and plus 186.00 feet, respectively;

Containing 20.669 acres, more or less.

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

Subject to the right-of-way of Township Road No. 206 (Sweat Road).

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

All iron pins set are 5/8" x 30" rebar capped and labeled "Biedenbach 7881".

The bearings in this description are for angle calculations only and are based on the west line of the northwest quarter of Section 17 used as South 00°06'35" East.

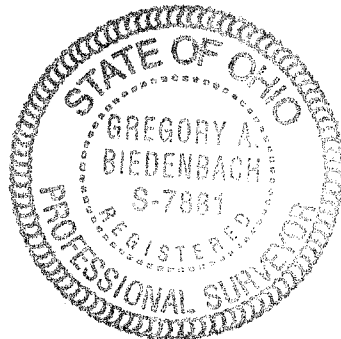
A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Gregory A. Biedenbach, Registered Surveyor No. 7881, based on an actual field survey of March 17, 2009; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 432, Page 470.

Surveyor: Gregory A. Biedenbach

Date: March 19, 09  
Survey File: GB-1344



Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: S. Blausch  
DATE: 3-24-09

# SURVEY PLAT FOR BRUNER LAND COMPANY, INC.

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF BERN, BEING IN THE NORTHWEST QUARTER OF SECTION 17, RANGE 12 WEST, TOWNSHIP 7 NORTH, OF "THE OHIO COMPANY'S FIRST PURCHASE".

### PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "AMESVILLE"
- (4) SURVEY PLAT BY GERALD W. BAYNA
- (5) SURVEY PLAT BY LEONARD F. SWOYER, JR.
- (6) SURVEY PLAT BY ROBERT A. JANES

Line	Bearing	Distance
1	S 88°14'44"W	120.81'
2	S 88°35'35"W	95.74'
3	N 88°19'57"W	103.96'
4	N 83°14'27"W	120.43'
5	N 79°35'25"W	80.13'
6	N 77°10'59"W	148.89'
7	N 76°25'12"W	130.28'
8	N 71°11'05"W	80.33'
9	N 63°34'00"W	66.15'
10	N 55°13'06"W	40.01'

SCALE 1" = 100'

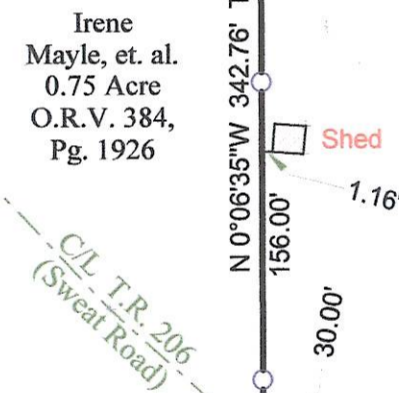
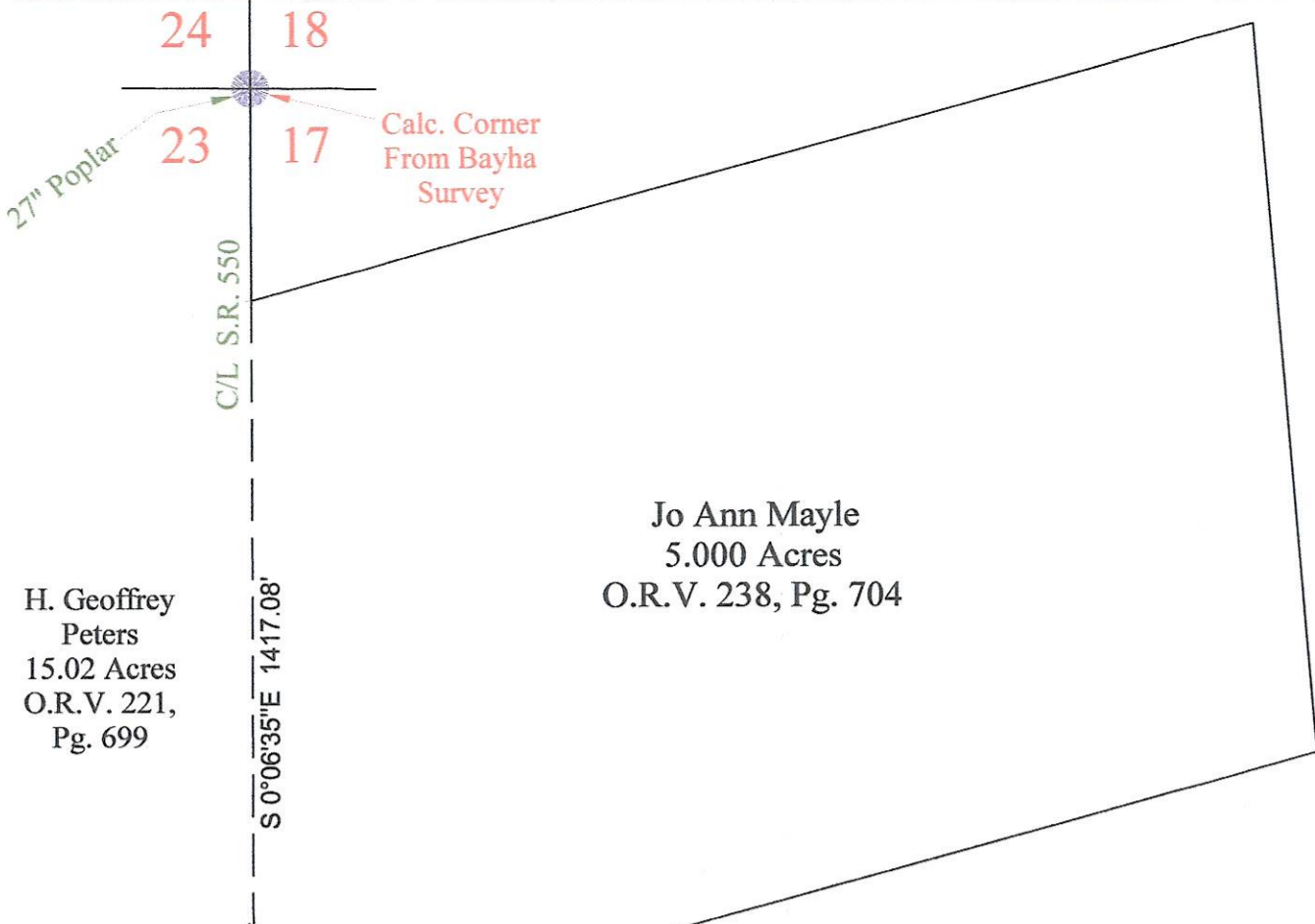


Harold P. and  
Elizabeth R. Brown  
51.1803 Acres  
O.R.V. 326, Pg. 1736

N 89°14'20"E 1740.86' Total  
267.24' 250.00' 226.97' 165.65' 175.78' 143.22' 171.16' 181.84' 159.00'

20.669 Acres

New Survey Of:  
Bruner Land Company, Inc.  
20.003 Acres Deed  
O.R.V. 432, Pg. 470



Allen V. Lucas  
7 Acres  
D.V. 304, Pg. 816

William Paul and  
Betty Lou Smith  
Residue of  
80 Acres  
O.R.V. 206, Pg. 179

Jeffrey and  
Leigh Husted  
1.58 Acres  
O.R.V. 387, Pg. 446

William Paul and  
Betty Lou Smith  
Residue of  
80 Acres  
O.R.V. 206, Pg. 179

Elza Hill  
1 Acre  
D.V. 117, Pg. 387

Melvin R. and  
Darlene Norris  
14 Acres  
D.V. 338, Pg. 833

C/L T.R. 206  
(Sweat Road)



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* 3-19-09  
GREGORY A. BIEDENBACH DATE:  
REG. SURVEYOR 7881  
114 ADAMS AVENUE  
WOODSFIELD, OHIO 43793  
1.740.472.1262 OFFICE  
1.740.472.5298 FAX

NOTE: THIS COPY IS AN ORIGINAL COPY ONLY WITH ORIGINAL SIGNATURE AND EMBOSSED SEAL.

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.

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 17 USED AS SOUTH 00°06'35" EAST.

- ◇ = 1/2" IRON PIN FD. UNCAPPED
- = 5/8" IRON PIN SET "BIEDENBACH 7881"
- = 5/8" IRON PIN FD. CAPPED
- ⊙ = 1/2" IRON PIN FD. CAPPED "G.W. Bayha PS 6139"
- ⊠ = 5/8" IRON PIN FD. CAPPED "V. DOWDLE 7396"
- △ = 5/8" IRON PIN FD. UNCAPPED
- ⊕ = SURVEY ANGLE POINT
- = EXISTING PROPERTY LINES
- = LINES OF THIS SURVEY