

DESCRIPTION OF PARCEL NO. 1

Situated in the State of Ohio, County of Athens, Township of Bern, being in the west half of Section 18, Range 12 West, Township 7 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for Reference at an iron pin set at the southwest quarter of the northwest corner of Section 18, being located for reference North 85°52'03" West a distance of 0.54 feet to a 5/8" iron pin found (Note: Reference bearing on the west line of Section 18 used as North 04°05'50" East.);

Thence, with the west line of Section 18, South 04°05'50" West a distance of 407.07 feet to an iron pin set, being located for reference North 55°03'23" West a distance of 55.60 feet to an axle found destroyed;

Thence, with the north line of a 6.93 acres tract as conveyed to Craig Fulton by Parcel Two of Official Records Volume 267, Page 1982 of the Athens County Recorder's Office, South 85°19'53" East a distance of 515.07 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

Thence, from said Point of Beginning and leaving the Fulton property line, North 20°40'28" East a distance of 833.72 feet to a point in the centerline of Township Road No. 208, passing over the north line of the southwest quarter of Section 18 at a distance of plus 436.23 feet and passing through two iron pins set at distances of plus 703.72 feet and plus 803.72 feet, respectively;

Thence, with the centerline of Township Road No. 208, North 82°48'26" East a distance of 100.00 feet to a point in the centerline intersection with Township Road No. 206 (Sweat Road);

Thence, with the centerline of Township Road No. 206, the following two courses:

- (1) South 03°21'06" East a distance of 755.17 feet to a point, passing over the south line of the northwest quarter of Section 18 at a distance of plus 401.51 feet;
- (2) Thence South 00°38'06" East a distance of 74.49 feet to a point at the northeast corner of the aforementioned Craig A. Fulton's 6.93 acres tract;

Thence, leaving the road with the north line of said Fulton property, North 85°19'53" West a distance of 440.00 feet to The Point of Beginning, passing through an axle found at a distance of plus 14.58 feet;

Containing 5.028 acres, more or less, of which:

- 1.609 acres are in the northwest quarter of Section 18 and
- 3.419 acres are in the southwest quarter of Section 18.

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.

Subject to the right-of-way of Township Road No. 208.

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

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 Township Road No. 206. Said easement runs in a north-south direction across the east end of the above-described property with the east line of said easement being the centerline of Township Road No. 206. Containing 0.952 acre, more or less, of easement.

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 Township Road No. 208. 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 Township Road No. 208. Containing 0.116 acre, more or less, of easement.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

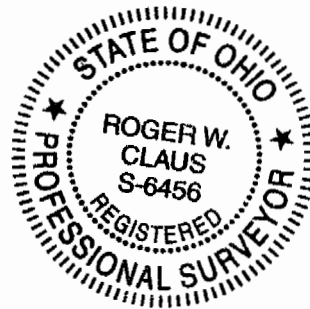
The bearings in this description are for angle calculations only and are based on the west line of Section 18 used as North 04°05'50" East.

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

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of September 22, 2003; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume _____, Page _____.

Surveyor: Roger W. Claus
Date: 09-23-03



SECTION 19 MORGAN COUNTY
SECTION 24 ATHENS COUNTY

ROGER AND BONNIE STRIGHT
17.000 ACRES
D.V. 120, PG. 357

JERRY B. SMITH
29.750 ACRES
FOURTH TRACT OF
D.V. 176, PG. 454

PHILLIP W. TATE
HOWARD LEE TATE, JR.
29.120 ACRES
D.V. 176, PG. 458

SURVEY PLAT FOR BRUNER LAND CO., INC.

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF BERN, BEING PART IN THE WEST HALF OF SECTION 18 AND BEING PART IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, RANGE 12 WEST, TOWNSHIP 7 NORTH, OF "THE OHIO COMPANY FIRST PURCHASE".

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "CHESTERHILL"
- (4) U.S.G.S. QUAD. MAP "AMESVILLE"
- (5) SURVEY PLAT BY JOHN M. BRANNER (O.R. VOL. 122, PG. 879)
- (6) SURVEY PLAT BY ROBERT A. JANES
- (7) THREE SURVEY PLATS BY W. K. DAVIS
- (8) SURVEY PLAT DANA A. SNOUFFER
- (9) SURVEY PLAT WILLIAM M. WATKINS

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.

- = 1/2" X 30" IRON PIN FOUND CAPPED "CLAUS 6456".
- = 5/8" X 30" IRON PIN SET CAPPED "CLAUS 6456"
- = 5/8" IRON PIN FOUND UNCAPPED.
- ◻ = 1/2" IRON PIN FOUND CAPPED "JANES 6029"
- ⊙ = AXLE FOUND
- ⊕ = 3/4" IRON PIPE FOUND
- ⊗ = CONCRETE MONUMENT FOUND
- ⊞ = MARKED STONE FOUND
- = UN-MARKED STONE FOUND
- ∠ = SURVEY ANGLE POINT
- ▲ = RAILROAD SPIKE SET
- ⊙ = RAILROAD SPIKE FOUND.
- ⊙ = TREE WITH WIRE FOUND
- — — = EXISTING PROPERTY LINES
- x-x- = FENCE EVIDENCE FOUND
- — — = LINES OF THIS SURVEY

SURVEYORS CERTIFICATION:

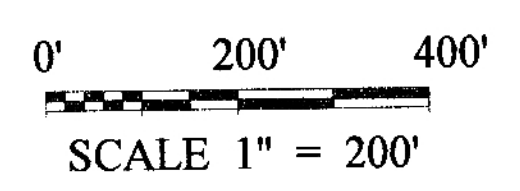
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES.

Roger W. Claus 09-24-03
ROGER W. CLAUS, REG. SURVEYOR 6456 DATE:
33310 CHRISTMAN RIDGE ROAD
LEWISVILLE, OHIO 43754
1-740-567-3168
1-740-567-3106 fax

REVISIONS	DATE	INITIALS

SURVEY PLAT FILE: 030912

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE WEST LINE OF SECTION 18 AND THE EAST LINE OF SECTION 24 USED AS NORTH 4°05'50" EAST.



Line	Bearing	Distance	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44
1	S 30°46'44"E	203.55'																						
2	S 30°46'44"E	30.00'																						
3	S 47°00'42"W	165.46'																						
4	S 41°00'31"W	231.22'																						
5	S 49°36'40"W	76.01'																						
6	S 49°36'40"W	20.00'																						
7A	S 82°14'22"W	121.12'																						
7B	S 87°32'50"W	111.25'																						
8	S 80°41'39"W	122.81'																						
9	S 45°47'57"W	152.17'																						
10	S 27°16'45"W	141.78'																						
11	S 27°16'45"W	275.00'																						
12	S 27°16'45"W	85.52'																						
13	S 23°21'07"W	279.62'																						
14	S 4°30'03"W	199.07'																						
15	S 0°38'06"E	74.49'																						
16	N 85°19'53"W	14.58'																						
17	N 85°52'03"W	56.62'																						
18	N 85°52'03"W	75.00'																						
19	N 4°02'09"E	315.70'																						
20	N 4°02'09"E	315.00'																						
21	N 4°02'09"E	318.00'																						
22	S 30°46'44"E	233.55'																						

TOTAL FARM = 121.251 ACRES
NEW SURVEY FOR BRUNER LAND CO., INC.
71.805 ACRES IN S.W. 1/4 OF SECTION 18
8.886 ACRES IN N.W. 1/4 OF SECTION 18
40.560 ACRES IN S.E. 1/4 OF N.E. 1/4 OF SECTION 24
O.R. VOL. _____, PG. _____

PRIOR OWNERS:
GLENN W. KINZER AND HELEN C. KINZER
121.29 ACRES DEED
O.R. VOL. 258, PG. 516
REFERENCE: O.R. VOL. 116, PG. 706

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: *R. Claus*
DATE: 09-24-03

