

DESCRIPTION OF PARCEL NO. 10

Situated in the State of Ohio, County of Athens, Township of Bern, being in the northwest quarter 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 a 5/8" iron pin found at the northwest corner of Section 18 (Note: Reference bearing on the west line of Section 18 used as North 04°05'50" East.);

Thence, with the north line of Section 18, South 86°01'16" East a distance of 603.70 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 north line of Section 18, South 86°01'16" East a distance of 569.46 feet to an iron pin set at the northwest corner of an 8.9 acres tract as conveyed to Guy and Zelica Pauline Smith by the First Parcel of Deed Volume 336, Page 585 of the Athens County Recorder's Office, said iron pin set being located for reference South 04°22'19" West a distance of 8.15 feet from a 5/8" iron pin found;

Thence, with the west line of said Smith property, South 04°22'19" West a distance of 580.91 feet to a 5/8" iron pin found at the southwest corner of said Smith property;

Thence, leaving the Smith property line, South 34°52'08" East a distance of 694.36 feet to a point in the centerline of Township Road No. 206 (Sweat Road), passing through two iron pins set at distances of plus 564.36 feet and plus 664.36 feet, respectively;

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

- (1) South 49°36'40" West a distance of 20.00 feet to a point;
- (2) Thence South 82°14'22" West a distance of 121.12 feet to a point;
- (3) Thence North 87°32'50" West a distance of 111.25 feet to a point;

Thence, leaving the road, North 29°04'21" West a distance of 1,387.84 feet to The Point of Beginning, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

Containing 8.083 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.

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 an east-west direction across the south end of the above-described property with the south line of said easement being the centerline of Township Road No. 206. Containing 0.290 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.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE

BY:

DATE:

S. Blaus
10-1-03

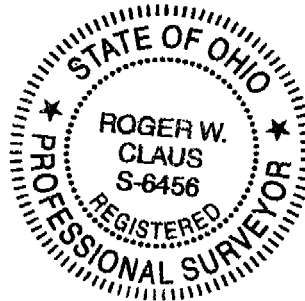
A plat of the above-described survey has been submitted for file at the County Engineer's Office.

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

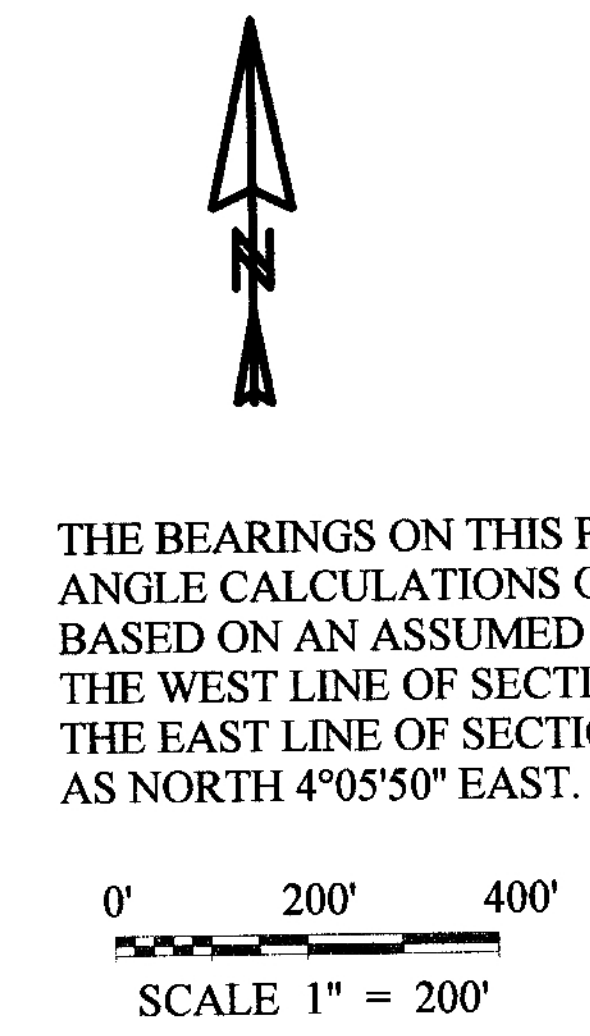
SURVEYORS CERTIFICATION:

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.

CENTER OF N.E. 1/4 OF SECTION 24

WILLIAM R. AND S. LAWSON
TRACT TWO OF
O.R. VOL. 118,
PG. 715

S.W. CORNER OF S.E. 1/4 OF N.E. 1/4 OF SECTION 24

WILLIAM R. AND S. LAWSON
TRACT THREE OF
O.R. VOL. 118,
PG. 715

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'																						

S 86°01'16"E 1173.16' TOTAL
S 86°01'16"E 603.70'
S 86°01'16"E 569.46'

N 4°05'50"E 491.00'
N 4°05'50"E 430.77'
N 4°05'50"E 1321.77' TOTAL

N 56°36'02"W 1436.01' TOTAL
S 56°36'02"E 1396.01'

N 80°03'54"W 962.17'
S 80°03'54"E 1092.17' TOTAL

N 85°52'03"W 2325.08' TOTAL
N 85°52'03"W 1346.83'

N 85°52'03"W 1762.08' TOTAL
N 85°52'03"W 415.25'

N 85°52'03"W 1346.48'
S 85°52'03"E 1576.48' TOTAL

N 85°52'03"W 1246.14'
S 85°52'03"E 1346.14' TOTAL

N 85°52'03"W 1289.19' TOTAL
N 85°52'03"W 1214.19'

N 85°52'03"W 1345.81' TOTAL
N 85°52'03"W 1289.19' TOTAL

N 85°52'03"W 1214.19'
N 85°52'03"W 1345.81' TOTAL

N 85°52'03"W 1289.19' TOTAL
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N 85°52'03"W 1345.81' TOTAL

N 85°52'03"W 1289.19' TOTAL
N 85°52'03"W 1214.19'

8.083 ACRES
GUY AND ZELICA PAULINE SMITH
8.9 ACRES
FIRST PARCEL OF
D.V. 336, PG. 585

17.106 ACRES
GUY AND ZELICA PAULINE SMITH
0.5 ACRES
SECOND PARCEL OF
D.V. 336, PG. 585

5.043 ACRES
GUY AND ZELICA PAULINE SMITH
1.0 ACRES
THIRD PARCEL OF
D.V. 336, PG. 585

15.022 ACRES
GUY AND ZELICA PAULINE SMITH
1.0 ACRES
THIRD PARCEL OF
D.V. 336, PG. 585

18.608 ACRES
GUY AND ZELICA PAULINE SMITH
1.0 ACRES
THIRD PARCEL OF
D.V. 336, PG. 585

15.054 ACRES
GUY AND ZELICA PAULINE SMITH
1.0 ACRES
THIRD PARCEL OF
D.V. 336, PG. 585

12.008 ACRES
GUY AND ZELICA PAULINE SMITH
1.0 ACRES
THIRD PARCEL OF
D.V. 336, PG. 585

10.012 ACRES
GUY AND ZELICA PAULINE SMITH
1.0 ACRES
THIRD PARCEL OF
D.V. 336, PG. 585

10.262 ACRES
GUY AND ZELICA PAULINE SMITH
1.0 ACRES
THIRD PARCEL OF
D.V. 336, PG. 585

5.028 ACRES
GUY AND ZELICA PAULINE SMITH
1.0 ACRES
THIRD PARCEL OF
D.V. 336, PG. 585

5.025 ACRES
GUY AND ZELICA PAULINE SMITH
1.0 ACRES
THIRD PARCEL OF
D.V. 336, PG. 585

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GUY AND ZELICA PAULINE SMITH
1.0 ACRES
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5.025 ACRES
GUY AND ZELICA PAULINE SMITH
1.0 ACRES
THIRD PARCEL OF
D.V. 336, PG. 585

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

