

## Description of Parcel 1 (9.013 Acres)

Situated in the State of Ohio, County of Athens, Township of Bern, being in the west half of Fraction 12 in Section 9, Range 12 West, Township 7 North, of "The Ohio Company Purchase", and being bounded and described as follows:

Commencing for reference at a marked stone found at the southeast corner of the west half of Fraction 12 [(said marked stone being the common corner to Fraction 2 and Fraction 3) (Note: Reference bearing on the south line of the west half of Fraction 12 used as North 89°54'38" West.);

thence, with the south line of Fraction 12 and being the north line of Fraction 2, North 89°54'38" West a distance of 557.28 feet to a point in the centerline of Township Road No. 196 (Marietta Run Road), being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the south line of Fraction 12, North 89°54'38" West a distance of 982.70 feet to a marked stone found at the southeast corner of a 41.61 acres tract as conveyed to Charles A. Walter by Official Records Volume 262, Page 50 of the Athens County Recorder's Office, passing through a 5/8" iron pin found capped "Bayha PS 6139" at a distance of plus 13.00 feet and passing through a 5/8" iron pin found uncapped at a distance of plus 811.16 feet, respectively;

thence, leaving the fraction line and with the east line of said Walter property, North 03°56'07" West a distance of 374.00 feet to a 5/8" iron pin set;

thence, leaving said Walter property, North 85°25'10" East a distance of 866.86 feet to a point in the centerline of Township Road No. 196, passing through two 5/8" iron pins set at distances of plus 736.86 feet and plus 836.86 feet, respectively;

thence, with the centerline of Township Road No. 196, the following four courses:

1. South 29°16'15" East a distance of 160.68 feet to a point;
2. thence South 22°38'47" East a distance of 141.75 feet to a point;
3. thence South 13°32'46" East a distance of 82.87 feet to a point;
4. thence South 05°07'09" West a distance of 92.70 feet to the Point of Beginning;

containing 9.013 acres, more or less.

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

Subject to the right-of-way of Township Road No. 196 (Marietta Run Road).

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

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Description of Parcel 1 (9.013 Acres)

Subject to a 50.00 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. 196. 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. 196. Containing 0.549 acres, more or less, of easement.

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

The bearings in this description are for angle calculations only and are based on the south line of the west half of Fraction 12 used as an assumed bearing of North 89°54'38" West.

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, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of September 1, 2010. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume \_\_\_\_\_, Page \_\_\_\_\_.

Sept. 1, 2010 Gregory A. Biedenbach  
Date      Gregory A. Biedenbach  
                 Ohio Registered Surveyor  
                 No. 7881.

Cc: Survey File: GB-1533

## Description of Parcel 2 (9.012 Acres)

Situated in the State of Ohio, County of Athens, Township of Bern, being in the west half of Fraction 12 in Section 9, Range 12 West, Township 7 North, of "The Ohio Company Purchase", and being bounded and described as follows:

Commencing for reference at a marked stone found at the southeast corner of the west half of Fraction 12 [(said marked stone being the common corner to Fraction 2 and Fraction 3) (Note: Reference bearing on the south line of the west half of Fraction 12 used as North 89°54'38" West.);

thence, with the south line of Fraction 12 and being the north line of Fraction 2, North 89°54'38" West a distance of 1,539.98 feet to a marked stone found at the southeast corner of a 41.61 acres tract as conveyed to Charles A. Walter by Official Records Volume 262, Page 50 of the Athens County Recorder's Office;

thence, leaving the fraction line and with the east line of said Walter property, North 03°56'07" West a distance of 374.00 feet to a 5/8" iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with said Walter property, North 03°56'07" West a distance of 598.00 feet to a 5/8" iron pin set;

thence, leaving said Walter property, South 83°13'09" East a distance of 662.85 feet to a point in the centerline of Township Road No. 196 (Marietta Run Road), passing through two 5/8" iron pins set at distances of plus 532.85 feet and plus 632.85 feet, respectively;

thence, with the centerline of Township Road No. 196, the following four courses:

1. South 11°25'30" East a distance of 38.05 feet to a point;
2. thence South 23°59'58" East a distance of 84.78 feet to a point;
3. thence South 31°46'03" East a distance of 350.17 feet to a point;
4. thence South 29°16'15" East a distance of 42.00 feet to a point;

thence, leaving the road, South 85°25'10" West a distance of 866.86 feet to the Point of Beginning, passing through two 5/8" iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

containing 9.012 acres, more or less.

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

Subject to the right-of-way of Township Road No. 196 (Marietta Run Road).

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

Description of Parcel 2 (9.012 Acres)

Subject to a 50.00 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. 196. 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. 196. Containing 0.591 acres, more or less, of easement.

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

The bearings in this description are for angle calculations only and are based on the south line of the west half of Fraction 12 used as an assumed bearing of North 89°54'38" West.

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, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of September 1, 2010. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume \_\_\_\_\_, Page \_\_\_\_\_.

Sept. 1, 2010      Gregory A. Biedenbach  
Date                  Gregory A. Biedenbach  
                                 Ohio Registered Surveyor  
                                 No. 7881.

Cc: Survey File: GB-1533

## Description of Parcel 3 (7.303 Acres)

Situated in the State of Ohio, County of Athens, Township of Bern, being in the west half of Fraction 12 in Section 9 and in Section 10, Range 12 West, Township 7 North, of "The Ohio Company Purchase", and being bounded and described as follows:

Commencing for reference at a marked stone found at the southeast corner of the west half of Fraction 12 [(said marked stone being the common corner to Fraction 2 and Fraction 3) (Note: Reference bearing on the south line of the west half of Fraction 12 used as North 89°54'38" West.);

thence, with the south line of Fraction 12 and being the north line of Fraction 2, North 89°54'38" West a distance of 1,539.98 feet to a marked stone found at the southeast corner of a 41.61 acres tract as conveyed to Charles A. Walter by Official Records Volume 262, Page 50 of the Athens County Recorder's Office;

thence, leaving the fraction line and with the east line of said Walter property, North 03°56'07" West a distance of 972.00 feet to a 5/8" iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with said Walter property, North 03°56'07" West a distance of 415.83 feet to a 5/8" iron pin set in the north line of Section 9 and being the south line of Section 10;

thence, leaving said Walter property and the section line, North 77°53'26" East a distance of 651.36 feet to a point in the centerline of Township Road No. 196 (Marietta Run Road), passing through two 5/8" iron pins set at distances of plus 521.36 feet and plus 621.36 feet, respectively;

thence, with the centerline of Township Road No. 196, the following five courses:

1. South 17°38'55" West a distance of 79.63 feet to a point;
2. thence South 10°21'46" West a distance of 124.94 feet to a point;
3. thence South 06°15'48" East a distance of 94.35 feet to a point;
4. thence South 20°12'28" East a distance of 73.94 feet to a point;
5. thence South 12°45'48" East a distance of 274.58 feet to a point;

thence, leaving the road, North 83°13'09" West a distance of 662.85 feet to the Point of Beginning, passing through two 5/8" iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

containing 7.303 acres, more or less, of which:  
6.653 acres are in Section 9 and  
0.650 acre are in Section 10.

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

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Description of Parcel 3 (7.303 Acres)

Subject to the right-of-way of Township Road No. 196 (Marietta Run Road).

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

Subject to a 50.00 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. 196. 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. 196. Containing 0.743 acres, more or less, of easement.

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

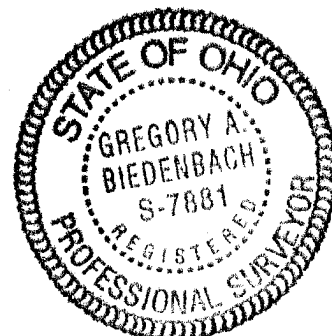
The bearings in this description are for angle calculations only and are based on the south line of the west half of Fraction 12 used as an assumed bearing of North 89°54'38" West.

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, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of September 1, 2010. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume \_\_\_\_\_, Page \_\_\_\_\_.

<i>Sept. 1, 2010</i>	<i>Gregory A. Biedenbach</i>
Date	Gregory A. Biedenbach Ohio Registered Surveyor No. 7881.



Cc: Survey File: GB-1533

## Description of Parcel 4 (5.104 Acres)

Situated in the State of Ohio, County of Athens, Township of Bern, being in the west half of Fraction 12 in Section 10, Range 12 West, Township 7 North, of "The Ohio Company Purchase", and being bounded and described as follows:

Commencing for reference at a marked stone found at the southeast corner of the west half of Fraction 12 [(said marked stone being the common corner to Fraction 2 and Fraction 3) (Note: Reference bearing on the south line of the west half of Fraction 12 used as North 89°54'38" West.);

thence, with the south line of Fraction 12 and being the north line of Fraction 2, North 89°54'38" West a distance of 1,539.98 feet to a marked stone found at the southeast corner of a 41.61 acres tract as conveyed to Charles A. Walter by Official Records Volume 262, Page 50 of the Athens County Recorder's Office;

thence, leaving the fraction line and with the east line of said Walter property, North 03°56'07" West a distance of 1,387.83 feet to a 5/8" iron pin set at the northeast corner of said Walter property and being the southeast corner of a 25.74 acres tract as conveyed to Anthony and Cecelia Kapilovic by Official Records Volume 242, Page 589 of the Athens County Recorder's Office (said iron pin set is in the north line of Section 9 and in the south line of Section 10), being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving said Walter property and with the east line of said Kapilovic property, North 03°56'07" West a distance of 391.26 feet to a 5/8" iron pin set;

thence, leaving said Kapilovic property, North 87°41'27" East a distance of 647.40 feet to a point in the centerline of Township Road No. 196 (Marietta Run Road), passing through two 5/8" iron pins set at distances of plus 517.40 feet and plus 617.40 feet, respectively;

thence, with the centerline of Township Road No. 196, the following four courses:

1. South 30°14'22" East a distance of 52.83 feet to a point;
2. thence South 10°23'27" East a distance of 53.82 feet to a point;
3. thence South 02°42'25" West a distance of 141.12 feet to a point;
4. thence South 17°38'55" West a distance of 42.23 feet to a point;

thence, leaving the road, South 77°53'26" West a distance of 651.36 feet to the Point of Beginning, passing through two 5/8" iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

containing 5.104 acres, more or less.

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

Page 2 of 2  
Description of Parcel 4 (5.104 Acres)

Subject to the right-of-way of Township Road No. 196 (Marietta Run Road).

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

Subject to a 50.00 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. 196. 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. 196. Containing 0.333 acres, more or less, of easement.

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

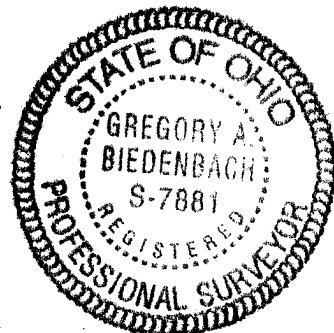
The bearings in this description are for angle calculations only and are based on the south line of the west half of Fraction 12 used as an assumed bearing of North 89°54'38" West.

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, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of September 1, 2010. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume \_\_\_\_\_, Page \_\_\_\_\_.

Sept. 1, 2010 Gregory A. Biedenbach  
Date Gregory A. Biedenbach  
Ohio Registered Surveyor  
No. 7881.



Cc: Survey File: GB-1533



## Description of Parcel 5 (5.253 Acres)

Situated in the State of Ohio, County of Athens, Township of Bern, being in the west half of Fraction 12 in Section 10, Range 12 West, Township 7 North, of "The Ohio Company Purchase", and being bounded and described as follows:

Commencing for reference at a marked stone found at the southeast corner of the west half of Fraction 12 [(said marked stone being the common corner to Fraction 2 and Fraction 3) (Note: Reference bearing on the south line of the west half of Fraction 12 used as North 89°54'38" West.);

thence, with the south line of Fraction 12 and being the north line of Fraction 2, North 89°54'38" West a distance of 1,539.98 feet to a marked stone found at the southeast corner of a 41.61 acres tract as conveyed to Charles A. Walter by Official Records Volume 262, Page 50 of the Athens County Recorder's Office;

thence, leaving the fraction line and with the east line of said Walter property, North 03°56'07" West a distance of 1,387.83 feet to a 5/8" iron pin set at the northeast corner of said Walter property and being the southeast corner of a 25.74 acres tract as conveyed to Anthony and Cecelia Kapilovic by Official Records Volume 242, Page 589 of the Athens County Recorder's Office (said iron pin set is in the north line of Section 9 and in the south line of Section 10);

thence, leaving said Walter property and with the east line of said Kapilovic property, North 03°56'07" West a distance of 391.26 feet to a 5/8" iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with said Kapilovic property, North 03°56'07" West a distance of 416.00 feet to a 3/4" i.d. iron pipe found in the north line of Fraction 12 and being in the south line of Fraction 4;

thence, with the north line of Fraction 12, North 88°17'18" East a distance of 495.75 feet to a point in the centerline of Township Road No. 196 (Marietta Run Road), passing through two 5/8" iron pins set at distances of plus 215.75 feet and plus 465.75 feet, respectively;

thence, with the centerline of Township Road No. 196, the following four courses:

1. South 00°06'14" West a distance of 32.30 feet to a point;
2. thence South 16°15'40" East a distance of 88.78 feet to a point;
3. thence South 24°06'17" East a distance of 94.95 feet to a point;
4. thence South 30°14'22" East a distance of 230.97 feet to a point;

thence, leaving the road, South 87°41'27" West a distance of 647.40 feet to the Point of Beginning, passing through two 5/8" iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

containing 5.253 acres, more or less.

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Description of Parcel 5 (5.253 Acres)

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

Subject to the right-of-way of Township Road No. 196 (Marietta Run Road).

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

Subject to a 50.00 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. 196. 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. 196. Containing 0.513 acres, more or less, of easement.

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

The bearings in this description are for angle calculations only and are based on the south line of the west half of Fraction 12 used as an assumed bearing of North 89°54'38" West.

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, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of September 1, 2010. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

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Sept. 1, 2010 Gregory A. Biedenbach  
Date Gregory A. Biedenbach  
Ohio Registered Surveyor  
No. 7881.



Cc: Survey File: GB-1533

## Description of Parcel 6 (9.078 Acres)

Situated in the State of Ohio, County of Athens, Township of Bern, being in the west half of Fraction 12 in Section 10, Range 12 West, Township 7 North, of "The Ohio Company Purchase", and being bounded and described as follows:

Commencing for reference at a marked stone found at the southeast corner of the west half of Fraction 12 [(said marked stone being the common corner to Fraction 2 and Fraction 3) (Note: Reference bearing on the south line of the west half of Fraction 12 used as North 89°54'38" West.);

thence, with the east line of the west half of Fraction 12 and being the west line of a 148.07 acres tract as conveyed to Brian Ebra by Official Records Volume 383, Page 2045 of the Athens County Recorder's Office, North 04°02'46" West a distance of 1,893.70 feet to a 5/8" iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving said Ebra property, South 81°16'24" West a distance of 864.99 feet to a point in the centerline of Township Road No. 196 (Marietta Run Road), passing through two 5/8" iron pins set at distances of plus 734.99 feet and plus 834.99 feet, respectively;

thence, with the centerline of Township Road No. 196, the following four courses:

1. North 30°14'22" West a distance of 283.80 feet to a point;
2. thence North 24°06'17" West a distance of 94.95 feet to a point;
3. thence North 16°15'40" West a distance of 88.78 feet to a point;
4. thence North 00°06'14" East a distance of 32.30 feet to a point in the north line of Fraction 12 and being the south line of Fraction 4;

thence, leaving the road and with the north line of Fraction 12, North 88°17'18" East a distance of 1,037.25 feet to an iron pin set at the northeast corner of the west half of Fraction 12 and being the northwest corner of the aforementioned Ebra property, passing through three iron pins set at distances of plus 30.00 feet, plus 130.00 feet and plus 787.25 feet, respectively;

thence, with the east line of the west half of Fraction 12 and with said Ebra property, South 04°02'46" East a distance of 350.00 feet to the Point of Beginning;

containing 9.078 acres, more or less.

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

Subject to the right-of-way of Township Road No. 196 (Marietta Run Road).

Page 2 of 2  
Description of Parcel 6 (9.078 Acres)

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

Subject to a 50.00 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. 196. 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. 196. Containing 0.574 acres, more or less, of easement.

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

The bearings in this description are for angle calculations only and are based on the south line of the west half of Fraction 12 used as an assumed bearing of North 89°54'38" West.

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, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of September 1, 2010. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume \_\_\_\_\_, Page \_\_\_\_\_.

<i>Sept. 1, 2010</i>	<i>Gregory A. Biedenbach</i>
Date	Gregory A. Biedenbach Ohio Registered Surveyor No. 7881.

Cc: Survey File: GB-1533

## Description of Parcel 7 (13.007 Acres)

Situated in the State of Ohio, County of Athens, Township of Bern, being in the west half of Fraction 12 in Section 9 and in Section 10, Range 12 West, Township 7 North, of "The Ohio Company Purchase", and being bounded and described as follows:

Commencing for reference at a marked stone found at the southeast corner of the west half of Fraction 12 [(said marked stone being the common corner to Fraction 2 and Fraction 3) (Note: Reference bearing on the south line of the west half of Fraction 12 used as North 89°54'38" West.);

thence, with the east line of the west half of Fraction 12 and being the west line of a 148.07 acres tract as conveyed to Brian Ebra by Official Records Volume 383, Page 2045 of the Athens County Recorder's Office, North 04°02'46" West a distance of 1,232.00 feet to a 5/8" iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving said Ebra property, South 85°49'38" West a distance of 924.66 feet to a point in the centerline of Township Road No. 196 (Marietta Run Road), passing through two 5/8" iron pins set at distances of plus 794.66 feet and plus 894.66 feet, respectively;

thence, with the centerline of Township Road No. 196, the following six courses:

1. North 20°12'28" West a distance of 73.94 feet to a point;
2. thence North 06°15'48" West a distance of 94.35 feet to a point;
3. thence North 10°21'46" East a distance of 124.94 feet to a point;
4. thence North 17°38'55" East a distance of 121.86 feet to a point;
5. thence North 02°42'25" East a distance of 141.12 feet to a point;
6. thence North 10°23'27" West a distance of 53.82 feet to a point;

thence, leaving the road, North 81°16'24" East a distance of 864.99 feet to an iron pin set in the east line of the west half of Fraction 12 and being in the west line of the aforementioned Ebra property, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

thence, with the east line of the west half of Fraction 12 and with said Ebra property, South 04°02'46" East a distance of 661.70 feet to the Point of Beginning;

containing 13.007 acres, more or less, of which:

5.722 acres are in Section 9 and  
7.285 acres are in Section 10.

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

Subject to the right-of-way of Township Road No. 196 (Marietta Run Road).

Page 2 of 2  
Description of Parcel 7 (13.007 Acres)

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

Subject to a 50.00 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. 196. 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. 196. Containing 0.700 acres, more or less, of easement.

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

The bearings in this description are for angle calculations only and are based on the south line of the west half of Fraction 12 used as an assumed bearing of North 89°54'38" West.

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, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of September 1, 2010. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

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Sept. 1, 2010      Gregory A. Biedenbach  
Date                  Gregory A. Biedenbach  
                                 Ohio Registered Surveyor  
                                 No. 7881.

Cc: Survey File: GB-1533

## Description of Parcel 8 (13.374 Acres)

Situated in the State of Ohio, County of Athens, Township of Bern, being in the west half of Fraction 12 in Section 9, Range 12 West, Township 7 North, of "The Ohio Company Purchase", and being bounded and described as follows:

Commencing for reference at a marked stone found at the southeast corner of the west half of Fraction 12 [(said marked stone being the common corner to Fraction 2 and Fraction 3) (Note: Reference bearing on the south line of the west half of Fraction 12 used as North 89°54'38" West.);

thence, with the east line of the west half of Fraction 12 and being the west line of a 148.07 acres tract as conveyed to Brian Ebra by Official Records Volume 383, Page 2045 of the Athens County Recorder's Office, North 04°02'46" West a distance of 542.00 feet to a 5/8" iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving said Ebra property, South 85°02'50" West a distance of 686.41 feet to a point in the centerline of Township Road No. 196 (Marietta Run Road), passing through two 5/8" iron pins set at distances of plus 556.41 feet and plus 656.41 feet, respectively;

thence, with the centerline of Township Road No. 196, the following four courses:

1. North 31°46'03" West a distance of 350.17 feet to a point;
2. thence North 23°59'58" West a distance of 84.78 feet to a point;
3. thence North 11°25'30" West a distance of 38.05 feet to a point;
4. thence North 12°45'48" West a distance of 274.58 feet to a point;

thence, leaving the road, North 85°49'38" East a distance of 924.66 feet to an iron pin set in the east line of the west half of Fraction 12 and being in the west line of the aforementioned Ebra property, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

thence, with the east line of the west half of Fraction 12 and with said Ebra property, South 04°02'46" East a distance of 690.00 feet to the Point of Beginning;

containing 13.374 acres, more or less.

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

Subject to the right-of-way of Township Road No. 196 (Marietta Run Road).

Page 2 of 2  
Description of Parcel 8 (13.374 Acres)

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

Subject to a 50.00 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. 196. 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. 196. Containing 0.858 acres, more or less, of easement.

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

The bearings in this description are for angle calculations only and are based on the south line of the west half of Fraction 12 used as an assumed bearing of North 89°54'38" West.

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, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of September 1, 2010. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume \_\_\_\_\_, Page \_\_\_\_\_.

Sept. 1, 2010      Gregory A. Biedenbach  
Date                  Gregory A. Biedenbach  
                                 Ohio Registered Surveyor  
                                 No. 7881.

Cc: Survey File: GB-1533



## Description of Parcel 9 (7.010 Acres)

Situated in the State of Ohio, County of Athens, Township of Bern, being in the west half of Fraction 12 in Section 9, Range 12 West, Township 7 North, of "The Ohio Company Purchase", and being bounded and described as follows:

Beginning at a marked stone found at the southeast corner of the west half of Fraction 12 [(said marked stone being the common corner to Fraction 2 and Fraction 3) (Note: Reference bearing on the south line of the west half of Fraction 12 used as North 89°54'38" West.);

thence, from said Point of Beginning and with the south line of the west half of Fraction 12, North 89°54'38" West a distance of 557.28 feet to a point in the centerline of Township Road No. 196 (Marietta Run Road), passing through a 5/8" iron pin found capped "Bayha 6139" at a distance of plus 544.02 feet;

thence, leaving the fraction line and with the centerline of Township Road No. 196, the following five courses:

1. North 05°07'09" East a distance of 92.70 feet to a point;
2. thence North 13°32'46" West a distance of 82.87 feet to a point;
3. thence North 22°38'47" West a distance of 141.75 feet to a point;
4. thence North 29°16'15" West a distance of 160.68 feet to a point;
5. thence North 29°16'15" West a distance of 42.00 feet to a point;

thence, leaving the road, North 85°02'50" East a distance of 686.41 feet to an iron pin set in the east line of the west half of Fraction 12 and being in the west line of a 148.07 acres tract as conveyed to Brian Ebra by Official Records Volume 383, Page 2045 of the Athens County Recorder's Office, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

thence, with the east line of the west half of Fraction 12 and with said Ebra property, South 04°02'46" East a distance of 542.00 feet to the Point of Beginning;

containing 7.010 acres, more or less.

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

Subject to the right-of-way of Township Road No. 196 (Marietta Run Road).

Page 2 of 2  
Description of Parcel 9 (7.010 Acres)

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

Subject to a 50.00 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. 196. 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. 196. Containing 0.597 acres, more or less, of easement.

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

The bearings in this description are for angle calculations only and are based on the south line of the west half of Fraction 12 used as an assumed bearing of North 89°54'38" West.

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, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of September 1, 2010. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume \_\_\_\_\_, Page \_\_\_\_\_.

Sept. 1, 2010      Gregory A. Biedenbach  
Date                      Gregory A. Biedenbach  
                                 Ohio Registered Surveyor  
                                 No. 7881.

Cc: Survey File: GB-1533

# SURVEY PLAT FOR BRUNER LAND CO. INC.

Situated in the State of Ohio, County of Athens, Township of Bern, being part of the west half of Fraction 12 in Section 9 and part of the west half of Fraction 12 in Section 10, Range 12 West, Township 7 North of the "Ohio Company Purchase".

### PERTINENT DOCUMENTS

- (1) All deeds as shown.
- (2) County Tax Maps.
- (3) U.S.G.S. quadrangle map Chesterhill.
- (4) Survey plats by Kevin Cannon.
- (5) Survey plat in Plat V. 6 Pg. 307.
- (6) Survey plat by Gregory Wright.

Subject to all legal right-of-ways, easements, restrictions, reservations and zoning regulations of record.  
Subject to the 100-year Flood Plain restrictions, if applicable.  
Subject to any facts that may be disclosed in a full and accurate title search.

- = 5/8" iron pin set capped "Biedenbach PS 7881"
- = 1/2" iron pin found uncapped
- ◐ = 5/8" iron pin found uncapped
- ◑ = 3/4" plastic pipe found
- ▣ = 3/4" I.D. pipe found
- = marked stone found
- + = survey angle point
- ⊙ = 5' tall white PVC pipe set on line
- ⊗ = tree found with fence wire
- ⊘ = fence post found
- = existing property lines
- = fence evidence found
- = lines of this survey
- ⊙ = 5/8" iron pin found capped "Bayha 6139"

BRIAN M. EBRA  
OR 383 PG. 2045  
148.07 AC.

**TOTAL FARM: HOWDYSHILL LUMBER COMPANY  
TO  
BRUNER LAND COMPANY  
O.R.V. \_\_\_\_\_ PG. \_\_\_\_\_  
78.154 ACRES TOTAL**

Note: This map is an original only with original signature and embossed seal.

### 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.

Date 9/1/10 *Gregory A. Biedenbach*  
Gregory A. Biedenbach  
Ohio Registered Surveyor  
No. 7881.

ALVIN W. & BERTHA F.  
ACQUISTINE  
DI: 322 PG. 895  
122.94 AC.  
Revisions: Revised Parcels 3-4-5 9-14-10  
JOB NO. GR-15232

RONALD D. & FRANCES E. FULTON 1/2 INT.  
DANIEL J. FULTON 1/2 INT.  
OR 247 PG. 263  
23.93 AC.

The bearings on this plat are for angle calculations only and are based on the south line of the west half of Fraction 12 used as N 89°54'38" W.

ANTHONY KAPILOVIC  
CECELLA KAPILOVIC  
OR 242 PG. 599  
23.48 AC.

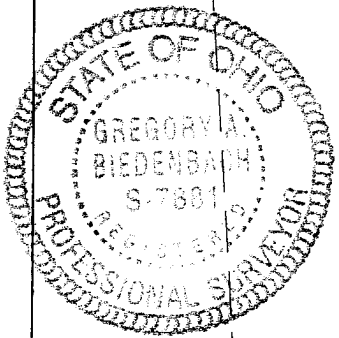
ANTHONY KAPILOVIC  
CECELLA KAPILOVIC  
OR 242 PG. 589  
23.74 AC.

CHARLES A. WALTER  
OR 262 PG. 30  
41.61 AC.

Line	Bearing	Distance
1	N 89°54'38"W	13.26'
2	N 89°54'38"W	13.00'
3	N 88°17'18"W	30.00'
4	N 88°17'18"E	30.00'
5	N 13°24'36"W	82.87'
6	N 13°24'36"E	40.33'
7	N 11°25'30"W	38.05'
8	N 17°38'55"E	79.63'
9	N 17°38'55"E	42.23'
10	N 10°23'27"W	53.82'
11	N 0°06'14"E	32.30'
12	N 5°07'09"E	92.70'
13	N 13°24'36"W	82.87'
14	N 22°38'47"W	141.75'
15	N 29°16'15"W	160.68'
16	N 29°16'15"W	42.00'
17	N 23°59'58"W	84.78'
18	N 11°25'30"W	38.05'
19	N 12°45'48"W	274.38'
20	N 20°12'28"W	73.94'
21	N 6°15'48"W	94.35'
22	N 10°23'27"W	124.94'
23	N 17°38'55"E	79.63'
24	N 17°38'55"E	42.23'
25	N 2°42'25"E	141.12'
26	N 10°23'27"W	53.82'
27	N 30°14'22"W	52.87'
28	N 30°14'22"W	230.97'
29	N 24°06'17"W	94.95'
30	N 16°15'40"W	88.78'
31	N 0°06'14"E	32.30'

SCALE 1 : 4748.43

SCALE : 1" = 200'  
0 200 400



BIEDENBACH SURVEYING, LLC.  
114 ADAMS AVENUE  
WOODSFIELD, OHIO 43793  
740.472.1262 OFFICE  
740.472.5298 FAX

FRACTION 12

FRACTION 2

CHARLES A. WALTER  
OR 262 PG. 30  
60.84 AC.

ISABELLE M. MORRISON  
DI: 376 PG. 107  
40 AC.

Instrument  
201000005202 OR  
Book Page  
452 1835