

DEED DESCRIPTION
5.561 ACRES {Parcel 3, entire}
BRUNER LAND COMPANY, INC. PROPERTY {part}
AUDITOR'S PARCEL # D010010020403 {entire}

BEING A PART OF THE NORTHWEST QUARTER OF SECTION #24, TOWNSHIP 7 NORTH, RANGE 12 WEST, BERN TOWNSHIP, ATHENS COUNTY, OHIO [ALSO BEING A RESURVEY OF "PARCEL 3" OF THE PROPERTY OF BRUNER LAND COMPANY, INC. OF OFFICIAL RECORD BOOK 506, PAGE 2635 OF THE ATHENS COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION #24 [ALSO BEING IN THE BOUNDARY LINE BETWEEN "ATHENS COUNTY" AND MORGAN COUNTY AND BEING THE NORTHEAST CORNER OF THE PROPERTY OF RALPH E. WILLIAMS, Jr. and MARTHA WILLIAMS OF OFFICIAL RECORD BOOK 577, PAGE 1733];

THENCE, LEAVING SAID "COUNTY BOUNDARY", S 0° 53' 37" E 582.25 FEET, IN THE MID LINE {north & south} OF SECTION #24, TO AN EXISTING IRON PIN MARKING THE SOUTHEAST CORNER OF THE PROPERTY OF TYLER THRASH OF OFFICIAL RECORD BOOK 519, PAGE 998 AND THE PRINCIPAL PLACE OF BEGINNING OF THIS, SUBJECT, "5.561 ACRES PARCEL", PASSING AN EXISTING IRON PIN IN THE NORTHEAST CORNER OF SAID "THRASH" PROPERTY AT 285.39 FEET;

THENCE S 0° 53' 37" E 478.50 FEET, IN THE MID LINE {north & south} OF SECTION #24, TO AN IRON PIN SET MARKING THE NORTHEAST CORNER OF THE PROPERTY OF RICHARD GARBRANDT, Sr. OF OFFICIAL RECORD BOOK 518, PAGE 1878;

THENCE, LEAVING THE "MID LINE OF SECTION #24", S 89° 04' 14" W 770.39 FEET TO A POINT IN, ASPHALT SURFACED, STATE ROUTE #377, IN THE NORTHWEST CORNER OF SAID "RICHARD GARBRANDT, SR." PROPERTY AND IN THE EASTERLY BOUNDARY OF THE AFORESAID "RALPH E. WILLIAMS, JR. AND MARTHA WILLIAMS" PROPERTY, PASSING AN IRON PIN SET AT 734.39 FEET;

THENCE, LEAVING SAID "GARBRANDT" PROPERTY, THE FOLLOWING TWO [2] COURSES ARE TO POINTS IN "STATE ROUTE #377" AND ARE IN SAID "WILLIAMS", EASTERLY, BOUNDARY:

COURSE #1 = N 22° 08' 34" E 117.86 FEET;

COURSE #2 = N 4° 49' 05" E 146.97 FEET TO A POINT IN THE SOUTHWEST CORNER OF THE AFORESAID "TYLER THRASH" PROPERTY;

THENCE, LEAVING "STATE ROUTE #377" AND SAID "WILLIAMS" PROPERTY, THE FOLLOWING TWO [2] COURSES ARE IN THE SOUTH BOUNDARY OF SAID "TYLER THRASH" PROPERTY:

COURSE #1 = S 89° 24' 26" E 190.18 FEET TO AN EXISTING IRON PIN, PASSING AN EXISTING IRON PIN AT 42.92 FEET;

COURSE #2 = N 65° 17' 58" E 567.85 FEET TO AN "EXISTING IRON PIN" AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS, SUBJECT "5.561 ACRES PARCEL".

THE PARCEL AS DESCRIBED CONTAINS 5.561 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NORTH LINE OF SECTION #24 AS BEING N 89° 12' 06" E ie. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO P.S. # 7231, ON NOVEMBER 11, 2015 AND REVISED ON SEPTEMBER 30, 2021. SEE THE PLAT ATTACHED.

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231. ALL EXISTING IRON PIN, AS DESCRIBED ABOVE, ARE 5/8" STEEL ROD, WITH NO IDENTIFICATION.

THE RIGHT OF WAY WIDTH OF "STATE ROUTE #377" IS ASSUMED TO BE 60.00 FEET.

A & E

3284 TOWNSHIP ROAD 121 NW
SOMERSET, OHIO 43783

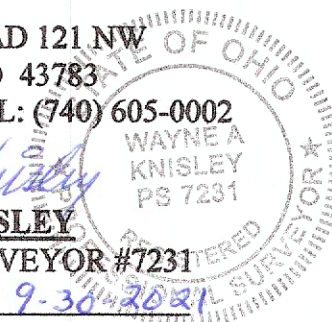
PHONE: (740) 743-2201 CELL: (740) 605-0002

Wayne A. Knisley

WAYNE A. KNISLEY

OHIO REGISTERED SURVEYOR #7231

REVISED ON: *Revised 9-30-2021*



Description Checked for
Mathematical Accuracy

Athens County

ENGINEER'S OFFICE

BY: *Erica M. Wilton*

DATE: *10/7/21*

DEED DESCRIPTION
81.540 ACRES {Parcel 1, entire}
BRUNER LAND COMPANY, INC. PROPERTY {part}
AUDITOR'S PARCEL # D010010020500 {entire}

BEING A PART OF THE NORTHEAST QUARTER OF SECTION #24, TOWNSHIP 7 NORTH, RANGE 12 WEST, BERN TOWNSHIP, ATHENS COUNTY, OHIO [ALSO BEING A RESURVEY OF "PARCEL 1" OF THE PROPERTY OF BRUNER LAND COMPANY, INC. OF OFFICIAL RECORD BOOK 506, PAGE 2635 OF THE ATHENS COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN MARKING THE NORTHEAST CORNER OF SECTION #24 [ALSO BEING ON THE BOUNDARY LINE { east & west } OF "ATHENS COUNTY" AND MORGAN COUNTY AND BEING THE NORTHWEST CORNER OF SECTION #18, OF "BERN TOWNSHIP", OF ATHENS COUNTY. ALSO BEING THE NORTHWEST CORNER OF THE PROPERTY OF DELORSE HOFFMAN OF OFFICIAL RECORD BOOK 496, PAGE 618];

THENCE, LEAVING SAID "COUNTY BOUNDARY", S 1° 15' 52" E 1322.26 FEET, IN THE EAST LINE OF SECTION #24 AND IN THE WEST BOUNDARIES, RESPECTIVELY, OF SAID "HOFFMAN" PROPERTY AND THE PROPERTY OF MICHAEL D. OBERDORF, et al. OF OFFICIAL RECORD BOOK 409, PAGE 1552, TO AN EXISTING IRON PIN IN THE SOUTHWEST CORNER OF THE AFORESAID "OBERDORF" PROPERTY, PASSING AN EXISTING IRON PIN IN THE SOUTHWEST CORNER OF SAID "HOFFMAN" PROPERTY AT 491.30 FEET;

THENCE, LEAVING THE EAST LINE OF SECTION #24 AND SAID "OBERDORF" PROPERTY, S 89° 15' 40" W 2693.43 FEET, IN THE NORTH BOUNDARIES, RESPECTIVELY, OF THE PROPERTIES OF COREY H. BEARDSLEY OF OFFICIAL RECORD BOOK 476, PAGE 1956 AND MIBEARD, LLC. OF OFFICIAL RECORD BOOK 440, PAGE 247, TO AN EXISTING IRON PIN IN THE NORTHWEST CORNER OF SAID "MIBEARD, LLC" PROPERTY AND IN THE SOUTHEAST CORNER OF THE PROPERTY OF RICHARD GARBRANDT, Sr. OF OFFICIAL RECORD BOOK 518, PAGE 1878;

THENCE, LEAVING SAID "MIBEARD, LLC" PROPERTY, N 0° 53' 37" W 1319.42 FEET, IN THE MID LINE {north & south} OF SECTION #24, TO AN EXISTING IRON PIN IN THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION #24 AND IN THE BOUNDARY LINE BETWEEN "ATHENS COUNTY" AND "MORGAN COUNTY" AND MARKING THE NORTHEAST CORNER OF THE PROPERTY OF RALPH E. WILLIAMS, Jr. and MARTHA WILLIAMS OF OFFICIAL RECORD BOOK 577, PAGE 1733, PASSING AN IRON PIN SET IN THE NORTHEAST CORNER OF SAID "GARBRANDT" PROPERTY AT 258.67 FEET, PASSING EXISTING IRON PINS AT 737.17 FEET (THE SOUTHEAST CORNER OF THE PROPERTY OF TYLER THRASH OF OFFICIAL RECORD

BOOK 519, PAGE 998) AND 1034.03 FEET (THE NORTHEAST CORNER OF SAID "THRASH" PROPERTY);

THENCE, LEAVING THE MID LINE OF SECTION #24 AND THE AFORESAID "WILLIAMS" PROPERTY, N 89° 12' 06" E 2684.86 FEET, IN THE NORTH LINE OF SECTION #24, IN THE AFORESAID "COUNTY LINE BOUNDARY" AND IN THE SOUTH BOUNDARY OF THE PROPERTY OF MICHAEL J. MILLER OF OFFICIAL RECORD BOOK 221, PAGE 1152, OF THE MORGAN COUNTY RECORDER, TO AN "EXISTING IRON PIN" AND THE "PLACE OF BEGINNING" OF THIS, SUBJECT, "81.540 ACRES PARCEL".

THE PARCEL AS DESCRIBED CONTAINS 81.540 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NORTH LINE OF SECTION #24 AS BEING N 89° 12' 06" E i.e. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO P.S. # 7231, ON NOVEMBER 11, 2015 AND REVISED ON SEPTEMBER 30, 2021. SEE THE PLAT ATTACHED.

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231. ALL EXISTING IRON PIN, AS DESCRIBED ABOVE, ARE 5/8 STEEL ROD, WITH NO IDENTIFICATION.

THE RIGHT OF WAY WIDTH OF "STATE ROUTE #377" IS ASSUMED TO BE 60.00 FEET.

A & E

3284 TOWNSHIP ROAD 121 NW
SOMERSET, OHIO 43783
PHONE: (740) 743-2201 CELL: (740) 605-0002

Wayne A. Knisley

WAYNE A. KNISLEY

OHIO REGISTERED SURVEYOR #7231

REVISED ON: Revised 9-30-2021



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Francis J. Williams*
DATE: 10/7/21

Plat - Of - Survey { Revised }

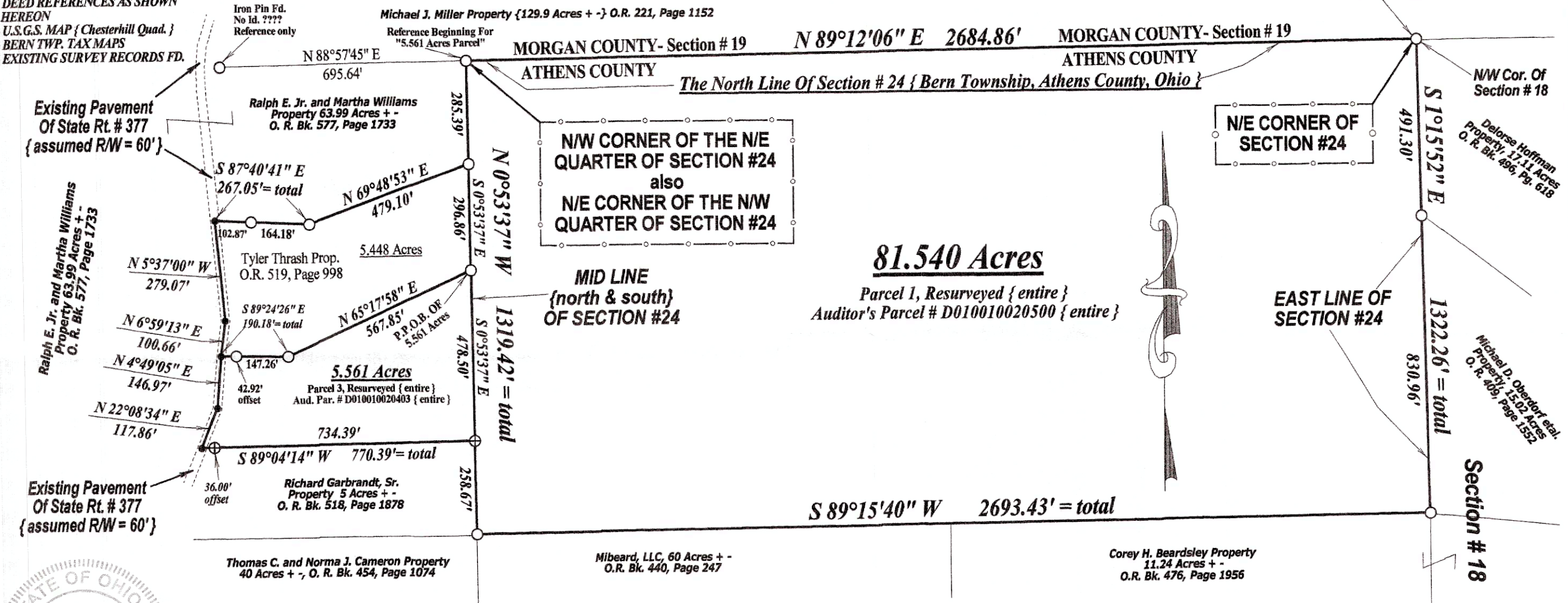
BEING A PART OF THE NORTHEAST QUARTER OF SECTION # 24 AND A PART OF THE NORTHWEST QUARTER OF SECTION # 24, BOTH IN TOWNSHIP 7 NORTH, RANGE 12 WEST, BERN TOWNSHIP, ATHENS COUNTY, OHIO. ALSO BEING A RESURVEY OF THE PROPERTY OF BRUNER LAND COMPANY, INC. OF OFFICIAL RECORD BOOK 506, PAGE 2635 OF THE ATHENS COUNTY RECORDER, ATHENS, OHIO.

Basis - Of - Bearings

ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 24 AS BEING N 89° 12' 06" E i.e.
ALL BEARINGS SHOWN HEREON ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

PERTINENT DOCUMENTS AND SOURCES OF DATA USED:

- 1 - DEED REFERENCES AS SHOWN HEREON
- 2 - U.S.G.S. MAP { Chesterhill Quad. }
- 3 - BERN TWP. TAX MAPS
- 4 - EXISTING SURVEY RECORDS FD.



81.540 Acres

Parcel 1, Resurveyed { entire }
Auditor's Parcel # D010010020500 { entire }

WAYNE A. KNISLEY
PS 7231

A & E

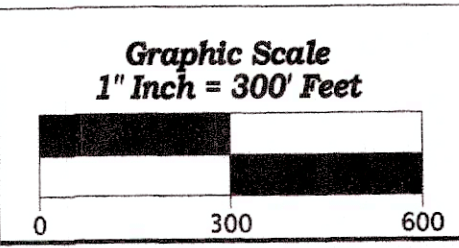
Wayne A. Knisley

Ohio Professional Surveyor # 7231

3284 Twp. Rd. 121 NW, Somerset, Ohio 43783
Ph. (740) 743-2201, Cell (740) 605-0002

Job # B201527PR ----- Date: Revised 9-30-2021

- LEGEND
- ⊕ IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP MARKED KNISLEY 7231
 - EXISTING IRON PIN [5/8" steel rod, no Id.]
 - POINT {nothing set}



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: Pranesh Williams
DATE: 10/7/21

NOTES:

- 1- ALL DISTANCES ARE MEASURED UNLESS OTHERWISE SHOWN HEREON
- 2- THIS PROPERTY IS SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND EASEMENTS OF RECORD.
- 3- THIS SURVEY WAS PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO P.S. #7231, FROM 11-11-2015 TO 9-30-2021.