

Legal Description Pre-Approval  
**APPROVED**  
All transfers are subject to  
Athens County Conveyance Standards

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Ronald Williams  
DATE: 7/12/16

JUL 15 2016

Jill Thompson  
Athens County Auditor

## Description of Parcel # 2 (15.041 Acres)

The following described parcel is a new split out of a 73.991 acres tract as conveyed to Bruner Land Company, Inc. by Official Records Volume 521, Page 2084 of the Athens County Recorder's Office.

Situated in the State of Ohio, County of Athens, Township of Canaan, being in the southwest quarter of Section 5, Range 13 West, Township 5 North, of "The Ohio Company Purchase", and being bounded and described as follows:

Commencing for reference at a 5/8" iron pin found capped "Newman 8043" at the northwest corner of the southwest quarter of Section 5 (Note: Reference bearing on the west line of the southwest quarter of Section 5 used as North 00°01'29" East.);

thence, with the north line of the southwest quarter, South 89°55'54" East a distance of 587.76 feet to a 5/8" iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning and continuing with the quarter section line, South 89°55'54" East a distance of 645.79 feet to a 5/8" iron pin set at the northwest corner of a 3.32 acres tract as conveyed to Marilyn Zwayer and William Alexy by Volume 382, Page 495 of the Athens County Recorder's Office, passing through a 5/8" iron pin found capped "L.F. Swoyer RLS 6765" at a distance of plus 442.84 feet;

thence, leaving the quarter section line and with the west line of said Zwayer-Alexy property, South 00°03'15" West a distance of 831.59 feet to a point in the center of Township Road No. 224, passing through a 5/8" iron pin set at a distance of plus 781.59 feet;

thence, with the center of Township Road No. 224, the following ten courses:

1. South 34°01'30" West a distance of 33.43 feet to a point;
2. thence South 44°12'02" West a distance of 48.07 feet to a point;
3. thence South 53°31'34" West a distance of 43.94 feet to a point;
4. thence South 57°54'58" West a distance of 71.14 feet to a point;
5. thence South 59°13'42" West a distance of 85.60 feet to a point;
6. thence South 61°42'37" West a distance of 118.90 feet to a point;
7. thence South 64°40'28" West a distance of 99.30 feet to a point;
8. thence South 69°06'20" West a distance of 90.61 feet to a point;
9. thence South 76°53'28" West a distance of 91.97 feet to a point;
10. thence South 84°03'02" West a distance of 26.91 feet to a point;

thence, leaving the road, North 01°23'39" West a distance of 1,157.37 feet to the Point of Beginning, passing through three 5/8" iron pins at distances of plus 30.00 feet, plus 130.00 feet and plus 1,057.37 feet, respectively;

containing 15.041 acres, more or less, out of Parcel No. E010010003900.

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. 224 (Thompson Ridge Road).

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

Subject to a 50.00 feet wide easement being reserved unto the grantor (Bruner Land Company, Inc.), 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. 224 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. 224. Containing 0.815 acre, more or less, of easement.

All iron pins set are 5/8" x 30" rebar capped and labeled "Biedenbach Surveying, LLC. PS 7881 – PS 8534".

The bearings in this description are for angle calculations only and are based on the west line of the southwest quarter of Section 5 used as an assumed bearing of North 00°01'29" 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, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of July 7, 2016. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 521, Page 2084.

*July 7, 2016 Gregory A. Biedenbach*

Date

Gregory A. Biedenbach  
Ohio Registered Surveyor  
No. 7881.



Survey File: GB-2479G

# Survey Plat

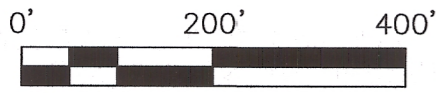
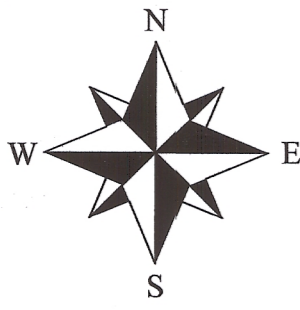
for

## BRUNER LAND CO. INC.

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 5 USED AS NORTH 00°01'29" EAST.

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.

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF CANAAN, BEING IN THE SOUTHWEST QUARTER OF SECTION 5, RANGE 13 WEST, TOWNSHIP 5 NORTH OF "THE OHIO COMPANY PURCHASE".



Scale : 1" = 200'

Mitchel L. & Catherine G. Blower  
First Part  
Vol. 269 Pg. 355  
72.34 Acres

Mitchel L. & Catherine G. Blower  
Second Part  
Vol. 269 Pg. 355  
25.81 Acres

LDK Lucas Rentals, LLC.  
Tract Ten  
O.R.V. 505 Pg. 1646  
15.429 Acres

Wanda S. Lowry  
Vol. 246 Pg. 314  
5.0885 Acres

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Perkins, William*  
DATE: 7/12/16

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881 - PS 8534"
- + = survey angle point
- = 5/8" iron pin fnd. capped "L.F. Swoyer RLS 6765"
- = 5/8" I.P.F. uncapped
- = 5/8" iron pin fnd. capped "Newman 8043"

Susan A. Applegate  
O.R.V. 482 Pg. 1357  
25.403 Acres

### PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP STEWART.
- (4) SURVEY PLATS BY C. TIM NEWMAN.
- (5) SURVEY PLATS BY LEONARD SWOYER, JR.
- (6) SURVEY PLAT BY BIEDENBACH SURVEYING, LLC.

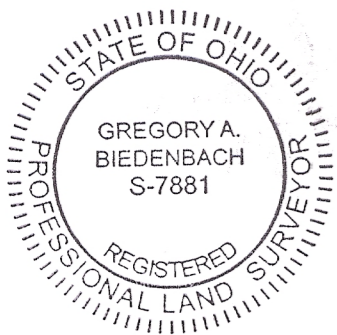
Aaron L. Leatherwood  
O.R.V. 485 Pg. 1342  
24.117 Acres

### 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* July 7, 2016  
GREGORY A. BIEDENBACH  
OHIO REG. SURVEYOR PS 7881  
BIEDENBACH SURVEYING, LLC.  
114 ADAMS AVENUE  
WOODSFIELD, OHIO 43793  
1.740.472.1262 OFFICE  
1.740.472.5298 FAX

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



Raymond M. & Lori A. Houska  
Tract 2  
Vol. 188 Pg. 147  
86.50 Acres

Raymond M. & Lori A. Houska  
Tract 1  
Vol. 188 Pg. 147  
33 Acres

Kevin L. & Olivia J. Vogt  
O.R.V. 494 Pg. 438  
58.95 Acres

Section 11  
Section 5

P.O.B. Parcel #1  
N.W. Corner of S.W. 1/4 of Sec. 5

"BASIS OF BEARINGS"  
N00°01'29"E

N00°01'29"E

N00°01'29"E

Section 11  
Section 10  
Section 10  
Section 10

P.O.B. Parcel #4

587.76'

PARCEL #1  
16.013 ACRES

New Split from Bruner Land Co. Inc. O.R.V. 521 Pg. 2084 73.991 Acres Aud. P.N. E010010003900

1194.87' = TOTAL

48.76'

PARCEL #4  
20.622 ACRES

447.20'

N00°01'29"E

1423.33' = TOTAL

753.05'

186.79'

Section 11  
Section 10  
Section 10  
Section 10

Section 10  
Section 10  
Section 10  
Section 10

587.76'

PARCEL #2  
15.041 ACRES

New Split from Bruner Land Co. Inc. O.R.V. 521 Pg. 2084 73.991 Acres Aud. P.N. E010010003900

1157.37' = TOTAL

927.37'

THOMPSON RIDGE ROAD

PARCEL #3  
22.315 ACRES

1177.25'

S00°02'29"W

1457.25' = Total

300'

Center of runs

Section 11  
Section 10  
Section 10  
Section 10

Section 10  
Section 10  
Section 10  
Section 10

442.84'

PARCEL #2  
15.041 ACRES

New Split from Bruner Land Co. Inc. O.R.V. 521 Pg. 2084 73.991 Acres Aud. P.N. E010010003900

831.59' = TOTAL

781.59'

TOWNSHIP ROAD # 224

PARCEL #3  
22.315 ACRES

1778.70' = Total

S00°03'15"W

1630.60'

Section 11  
Section 10  
Section 10  
Section 10

Section 10  
Section 10  
Section 10  
Section 10

202.95'

PARCEL #2  
15.041 ACRES

New Split from Bruner Land Co. Inc. O.R.V. 521 Pg. 2084 73.991 Acres Aud. P.N. E010010003900

831.59' = TOTAL

781.59'

TOWNSHIP ROAD # 224

PARCEL #3  
22.315 ACRES

1778.70' = Total

S00°03'15"W

1630.60'

Section 11  
Section 10  
Section 10  
Section 10

Section 10  
Section 10  
Section 10  
Section 10

645.79' = Total

PARCEL #2  
15.041 ACRES

New Split from Bruner Land Co. Inc. O.R.V. 521 Pg. 2084 73.991 Acres Aud. P.N. E010010003900

831.59' = TOTAL

781.59'

TOWNSHIP ROAD # 224

PARCEL #3  
22.315 ACRES

1778.70' = Total

S00°03'15"W

1630.60'

Section 11  
Section 10  
Section 10  
Section 10

Section 10  
Section 10  
Section 10  
Section 10

1233.55' = TOTAL

PARCEL #2  
15.041 ACRES

New Split from Bruner Land Co. Inc. O.R.V. 521 Pg. 2084 73.991 Acres Aud. P.N. E010010003900

831.59' = TOTAL

781.59'

TOWNSHIP ROAD # 224

PARCEL #3  
22.315 ACRES

1778.70' = Total

S00°03'15"W

1630.60'

Section 11  
Section 10  
Section 10  
Section 10

Section 10  
Section 10  
Section 10  
Section 10

3.71'

PARCEL #2  
15.041 ACRES

New Split from Bruner Land Co. Inc. O.R.V. 521 Pg. 2084 73.991 Acres Aud. P.N. E010010003900

831.59' = TOTAL

781.59'

TOWNSHIP ROAD # 224

PARCEL #3  
22.315 ACRES

1778.70' = Total

S00°03'15"W

1630.60'

Section 11  
Section 10  
Section 10  
Section 10

Section 10  
Section 10  
Section 10  
Section 10

2610.29' = TOTAL

PARCEL #2  
15.041 ACRES

New Split from Bruner Land Co. Inc. O.R.V. 521 Pg. 2084 73.991 Acres Aud. P.N. E010010003900

831.59' = TOTAL

781.59'

TOWNSHIP ROAD # 224

PARCEL #3  
22.315 ACRES

1778.70' = Total

S00°03'15"W

1630.60'

Section 11  
Section 10  
Section 10  
Section 10

Section 10  
Section 10  
Section 10  
Section 10

BRUNER LAND CO. INC.  
O.R.V. 521 PG. 2084  
73.991 ACRES  
PRIOR:  
TUSCO FORESTRY  
O.R.V. 514 PG. 207

LINE	BEARING	DISTANCE
L1	S34°01'30"W	33.43'
L2	S44°12'02"W	48.07'
L3	S53°31'34"W	43.94'
L4	S57°54'58"W	71.14'
L5	S59°13'42"W	85.60'
L6	S61°42'37"W	118.90'
L7	S64°40'28"W	99.30'
L8	S69°06'20"W	90.61'
L9	S76°53'28"W	91.97'
L10	S84°03'02"W	26.91'
L11	S84°03'02"W	59.37'
L12	N84°55'43"W	116.08'
L13	N81°15'39"W	75.45'
L14	N86°27'27"W	55.10'
L15	S84°56'18"W	54.37'
L16	S78°45'00"W	263.09'