

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

JUL 15 2016

Jill Thompson  
Athens County Auditor

## Description of Parcel # 1 (16.013 Acres)

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *Pranab K. Williams*  
DATE: 7/12/16

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:

Beginning 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, from said Point of Beginning 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;

thence, leaving the quarter section line, South 01°23'39" East a distance of 1,157.37 feet to a point in the center of Township Road No. 224, passing through three 5/8" iron pins set at distances of plus 100.00 feet, plus 1,027.37 feet and plus 1,127.37 feet, respectively;

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

1. South 84°03'02" West a distance of 59.37 feet to a point;
2. thence North 84°55'43" West a distance of 116.08 feet to a point;
3. thence North 81°15'39" West a distance of 75.45 feet to a point;
4. thence North 86°27'27" West a distance of 55.10 feet to a point;
5. thence South 84°56'18" West a distance of 54.37 feet to a point;
6. thence South 78°45'00" West a distance of 263.09 feet to a point in the west line of the southwest quarter of Section 5;

thence, with the west line of the southwest quarter of Section 5, North 00°01'29" East a distance of 1,194.87 feet to the Point of Beginning, passing through a 5/8" iron pin found capped "Newman 8043" at a distance of plus 48.76 feet and passing through two 5/8" iron pins found uncapped at distances of plus 522.52 feet and plus 933.91 feet, respectively;

containing 16.013 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.

Description of Parcel # 1 (16.013 Acres)

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 0.716 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

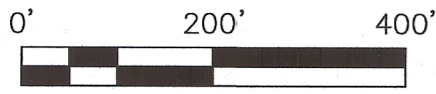
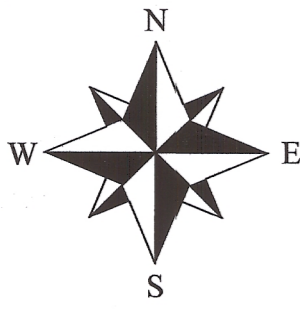
for

## 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

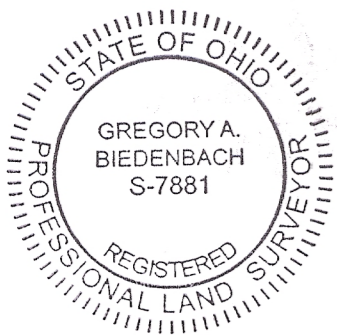
### SURVEYORS CERTIFICATION:

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  
DATE:

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.

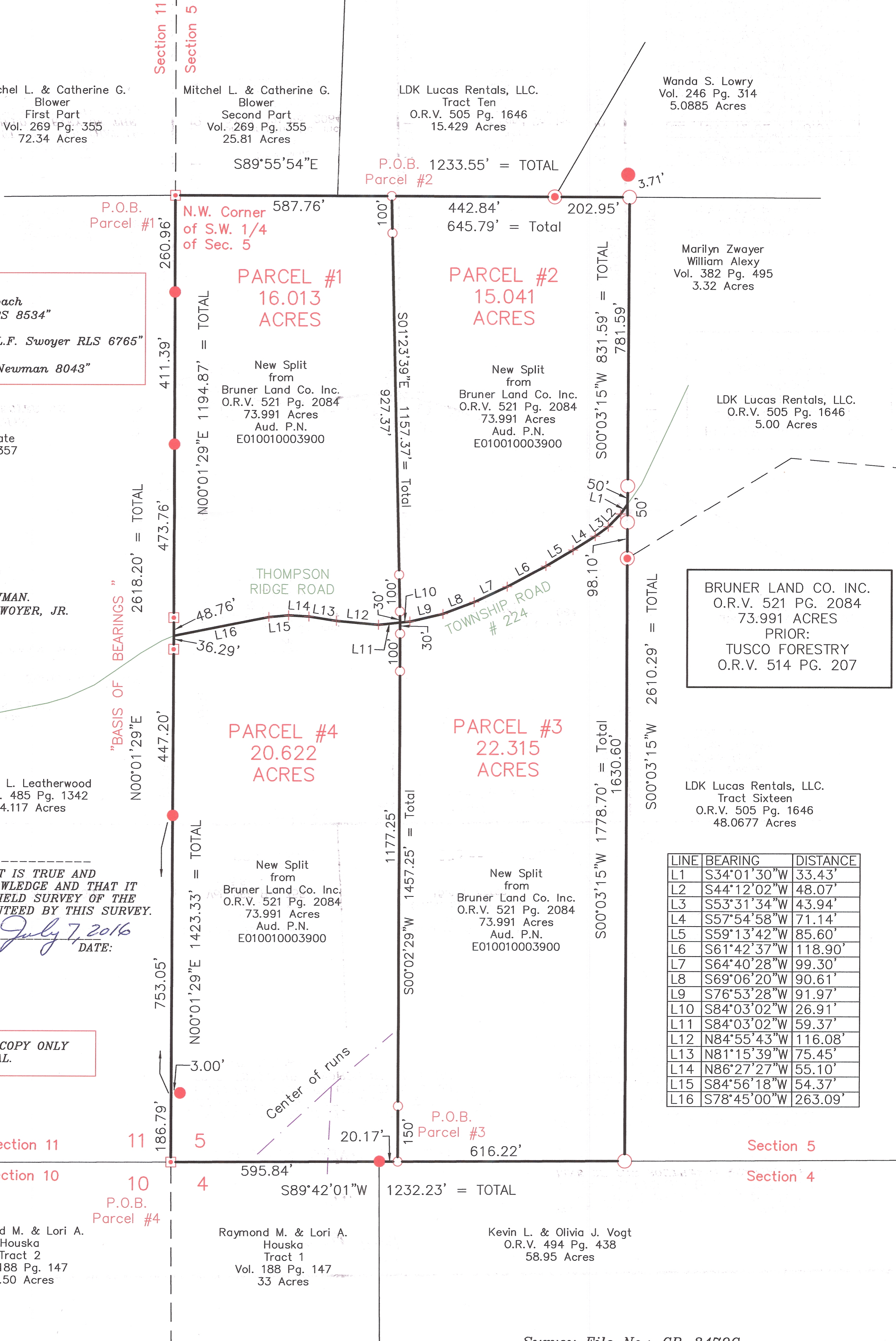


Raymond M. & Lori A. Houska  
Tract 2  
Vol. 188 Pg. 147  
86.50 Acres

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

Survey File No.: GB-2479C



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'