

Description of Parcel No. 4

Situated in the State of Ohio, County of Athens, Township of Carthage, being in the west half of Section 7, Range 14 West, Township 5 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for reference at a point in the center of a 20" diameter oak tree at the southwest corner of Section 7 (Note: Reference bearing on the west line of Section 7 used as North 00°22'28" West.);

thence, with the west line of Section 7, the east line of a 40 acres tract as conveyed to William R. and Margaret S. Elsaesser by Deed Volume 124, Page 62, and the east line of the land of Jack Allen Bennett as described in Official Records Volume 30, Page 964 of the Athens County Recorder's Office, North 00°22'28" West a distance of 2,234.88 feet to an iron pin set at the grantor's southwest property corner as described in Official Records Volume 214, Page 790 of the Athens County Recorder's Office;

thence, with the south line of said grantor's property and the north line of a 33.5 acres tract as conveyed to Julian E. and Nancy L. Boggs by Deed Volume 313, Page 665 of the Athens County Recorder's Office, North 89°32'21" East a distance of 607.21 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the property line, North 20°44'07" East a distance of 658.08 feet to an iron pin set, passing through an iron pin set at a distance of plus 558.08 feet;

thence North 34°33'20" East a distance of 276.60 feet to an iron pin set;

thence North 73°28'52" East a distance of 95.64 feet to a point in the centerline of Township Road No. 120 (Brister Road), passing through an iron pin set at a distance of plus 57.64 feet;

thence, with the centerline of Township Road No. 120, the following two courses:

- (1) South 76°12'33" East a distance of 42.59 feet to a point;
- (2) thence North 88°58'58" East a distance of 232.95 feet to a point;

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: Donna McLean  
DATE: 1-30-96

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thence, leaving the road, South  $09^{\circ}37'54''$  West a distance of 871.81 feet to an iron pin set in the north line of the aforementioned Julian E. Boggs property, passing through three iron pins set at distances of plus 25.00 feet, plus 125.00 feet, and plus 539.81 feet, respectively;

thence, with the north line of said Boggs property, South  $89^{\circ}32'21''$  West a distance of 610.00 feet to the Point of Beginning;

containing 10.019 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. 120.

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. 120. Said easement runs in an east-west direction across the north end of the above described property with the north line of said easement being the centerline of Township Road No. 120. Containing 0.316 acres, more or less, of easement.

All iron pins set are  $1/2''$  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 7 used as an assumed bearing of North  $00^{\circ}22'28''$  West.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of January 25, 1996, subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 214, Page 790.

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# SURVEY PLAT for BRUNER LAND CO.

Situated in the State of Ohio, County of  
ATHENS, Township of CARTHAGE,  
being IN THE WEST HALF  
OF SECTION 7  
Range 14 West, Township 5 North of "The  
OHIO COMPANY FIRST PURCHASE."

**PERTINENT DOCUMENTS**  
(1) All deeds as shown. **ALFRED**  
(2) County tax maps. **COOLVILLE**.  
(3) U.S.G.S. quadrangle map **COOLVILLE**.  
(4) Survey plat by **WALTER P. STEWART**.  
(5) Survey plat by **GREGORY K. WRIGHT**.  
(6) Survey plat by **ALFRED**.  
(7) **LAST TRANSFER = ORV 314 PG. 790.**  
**BRUNER LAND CO. 2479AC.**

The bearings on  
this plat are for  
angle calculations  
only and are based  
on THE WEST  
LINE OF SECTION  
7 used as  
N 00° 22' 28" W.



43.0 AC.  
V.345 P.317  
OR 66 P.754

Jeffery A. Mills, et al.  
57.07 AC.  
V.335 P.877  
OR 66 P.754

JEFFERY A. MILLS, ET AL.  
210.68 AC.  
V.345 P.317  
OR 66 P.754

Jack Allen Bennett, et al.  
V.230 P.149  
V.247 P.628  
OR 30 P.964  
148.50 AC.

FIRST TRACT  
OR VOL 30 PG. 964

22.0 AC.  
5th TRACT  
OR VOL 30 PG. 964

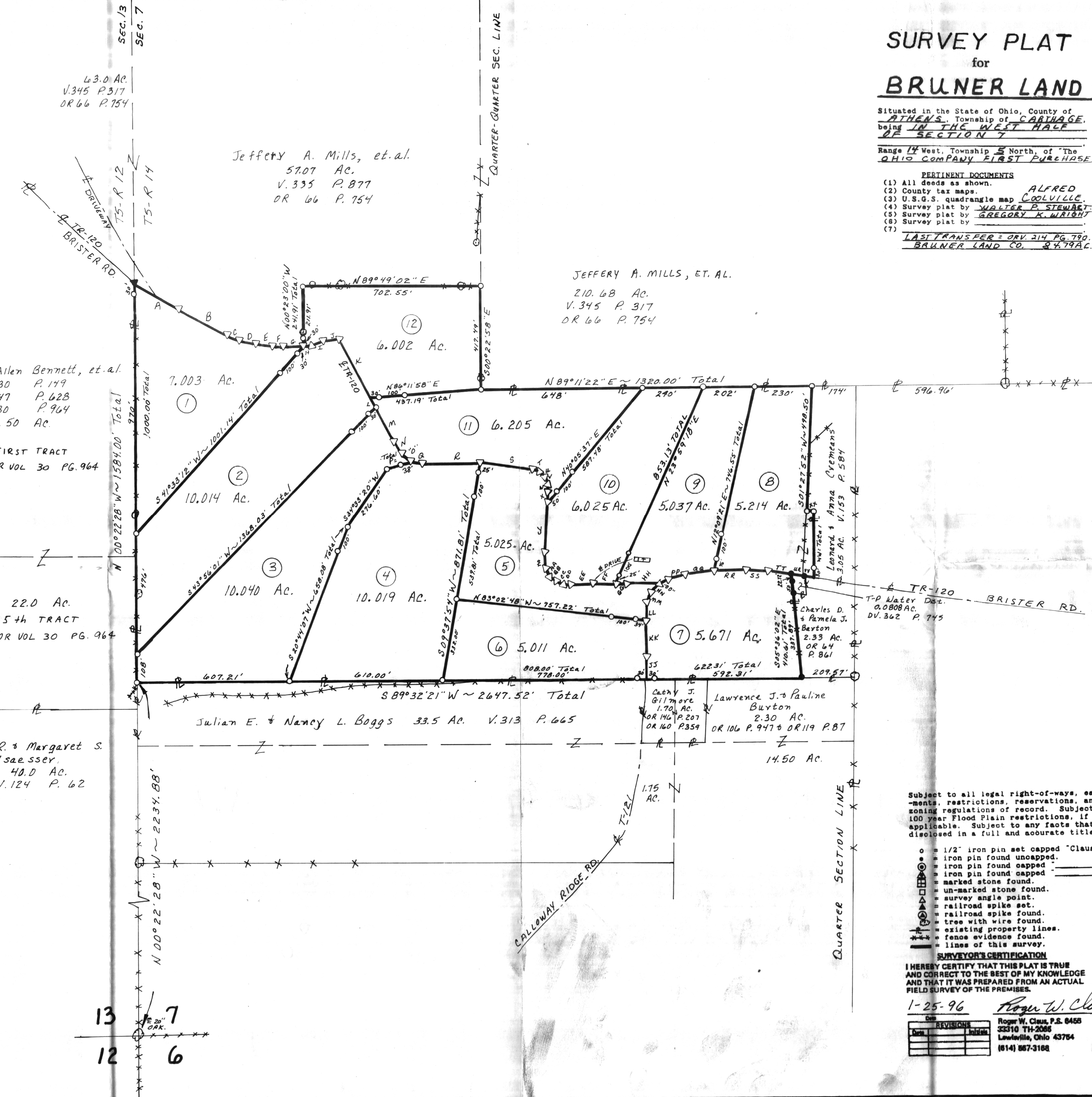
Wm. R. & Margaret S.  
Elsaesser.  
40.0 AC.  
V.124 P.62

Julian E. & Nancy L. Boggs 33.5 AC. V.313 P.665

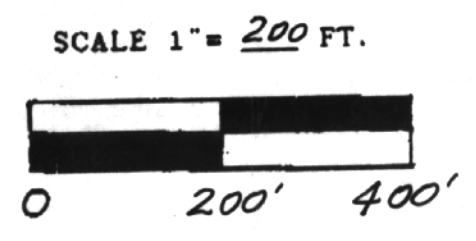
Charles J. Gilmore 1.70 AC. OR 146 P.207 OR 160 P.359  
Lawrence J. & Pauline Burton 2.30 AC. OR 106 P.947 & OR 119 P.87

14.50 AC.

LINE	BEARING	DIST.
A	S 58° 33' 38" E	200.20'
B	S 61° 52' 25" E	219.43'
C	S 66° 43' 17" E	51.77'
D	S 77° 41' 46" E	69.10'
E	S 80° 56' 12" E	66.70'
F	S 88° 30' 02" E	73.25'
G	N 87° 16' 44" E	82.20'
H	N 83° 39' 33" E	29.90'
I	N 70° 43' 27" E	51.66'
J	N 82° 42' 53" E	62.72'
K	S 28° 47' 58" E	263.18'
L	S 28° 47' 58" E	43.00'
M	S 27° 37' 54" E	156.72'
N	S 32° 30' 02" E	58.84'
O	S 50° 47' 21" E	46.46'
P	S 73° 28' 52" W	95.64'
Q	S 76° 12' 33" E	42.59'
R	N 88° 58' 58" E	232.95'
S	S 82° 42' 54" E	208.13'
T	S 70° 13' 07" E	28.05'
U	S 55° 50' 44" E	24.20'
V	S 32° 12' 44" E	27.33'
W	S 08° 07' 41" E	36.25'
X	S 02° 50' 09" W	71.30'
Y	S 03° 44' 14" W	205.03'
Z	S 05° 06' 53" E	69.15'
AA	S 24° 09' 37" E	35.30'
BB	S 51° 30' 39" E	31.40'
CC	S 75° 28' 35" E	31.02'
DD	S 89° 09' 44" E	29.73'
EE	N 86° 42' 36" E	91.50'
FF	N 89° 00' 11" E	88.58'
GG	N 83° 18' 32" E	45.12'
HH	S 88° 29' 07" E	129.91'
II		
JJ	N 00° 44' 35" E	85.11'
KK	N 00° 44' 48" W	144.06'
LL	N 04° 06' 40" E	73.83'
MM	N 19° 31' 09" E	46.26'
NN	N 47° 08' 49" E	47.20'
OO	N 64° 19' 49" E	33.71'
PP	N 74° 22' 44" E	71.60'
QQ	N 81° 52' 40" E	118.79'
RR	N 89° 16' 23" E	125.28'
SS	S 87° 07' 54" E	87.27'
TT	S 82° 37' 18" E	99.09'
UU	N 81° 05' 00" W	50.00'
VV	N 81° 21' 40" W	40.10'
WW	S 01° 48' 18" E	263.70'
XX	S 88° 32' 09" E	17.00'
YY		
ZZ		



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.



- o = 1/2" iron pin set capped "Claus 6456".
- = iron pin found uncapped.
- = iron pin found capped.
- = iron pin found capped.
- = marked stone found.
- = un-marked stone found.
- = survey angle point.
- = railroad spike set.
- = railroad spike found.
- = tree with wire found.
- = existing property lines.
- = fence evidence found.
- = lines of this survey.

**SURVEYOR'S 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.  
1-25-96  
Roger W. Claus  
Roger W. Claus, P.S. 6456  
33310 TH-2085  
Lewistown, Ohio 43754  
(614) 567-3168

**CLAUS SURVEYING**  
ROGER W. CLAUS, P.S.  
(614) 567-3168  
33310 TH 2085  
Lewistown, Ohio 43754