

Description of Parcel No. 7

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 said grantor's south property line 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 2,025.21 feet to a point in the centerline of Township Road No. 121 (Calloway Ridge Road), said point being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning with the centerline of Township Road No. 121, the following five courses:

- (1) North 00°44'35" East a distance of 85.11 feet to a point;
- (2) thence North 00°44'48" West a distance of 144.06 feet to a point;
- (3) thence North 04°06'40" East a distance of 73.83 feet to a point;
- (4) thence North 19°31'09" East a distance of 46.26 feet to a point;
- (5) thence North 47°08'49" East a distance of 47.20 feet to a point in the centerline intersection with Township Road No. 120 (Brister Road);

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

- (1) North 64°19'49" East a distance of 33.71 feet to a point;

- (2) thence North 74°22'44" East a distance of 71.60 feet to a point;
- (3) thence North 81°52'40" East a distance of 118.79 feet to a point;
- (4) thence North 89°16'23" East a distance of 125.28 feet to a point;
- (5) thence South 87°07'54" East a distance of 87.27 feet to a point;
- (6) thence South 82°37'18" East a distance of 99.09 feet to an iron pin found at the northwest corner of a 0.0808 acre tract as conveyed to Tupper's Plains - Chester Water District by Deed Volume 362, Page 745 of the Athens County Recorder's Office;

thence, leaving the road with the west line of said 0.0808 acres tract and the west line of a 2.33 acres tract as conveyed to Charles D. and Pamela J. Barton by Official Records Volume 64, Page 861 of the Athens County Recorder's Office, South 05°36'02" East a distance of 410.61 feet to an iron pin found in the aforementioned grantor's south property line, passing through two iron pins found at distances of plus 22.72 feet and plus 72.72 feet, respectively;

thence, with the said grantor's south property line, the north line of a 2.30 acres tract as conveyed to Lawrence J. Burton by Official Records Volume 119, Page 87 and the north line of a 1.70 acres tract as conveyed to Cathy J. Gilmore by Official Records Volume 160, Page 359 of the Athens County Recorder's Office, South 89°32'21" West a distance of 622.31 feet to the Point of Beginning, passing through an iron pin set at a distance of plus 592.31 feet;

containing 5.671 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. 121.

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. 121. 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. 121. Containing 0.455 acres, more or less, of easement.

Page 3 of 3
Description of Parcel No. 7

Subject to another 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 0.615 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°22'28" West.

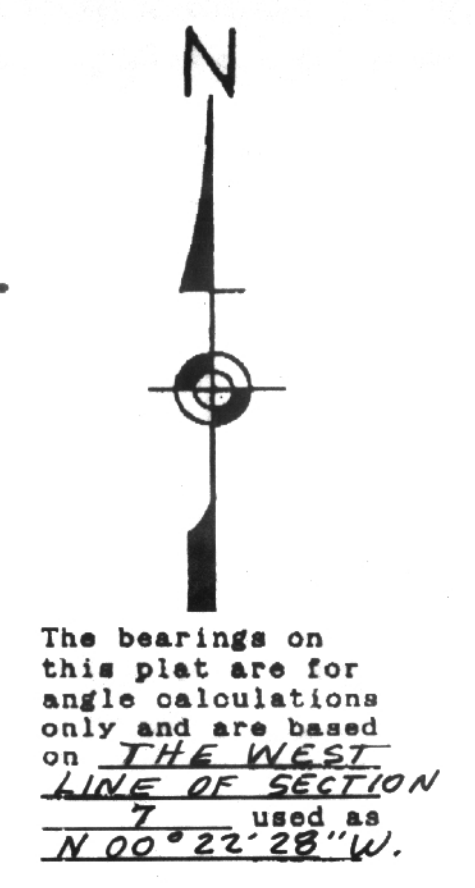
The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of January 25, 1996, subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 214, Page 790.

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.
 - (2) County tax maps.
 - (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. 24,79AC.



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

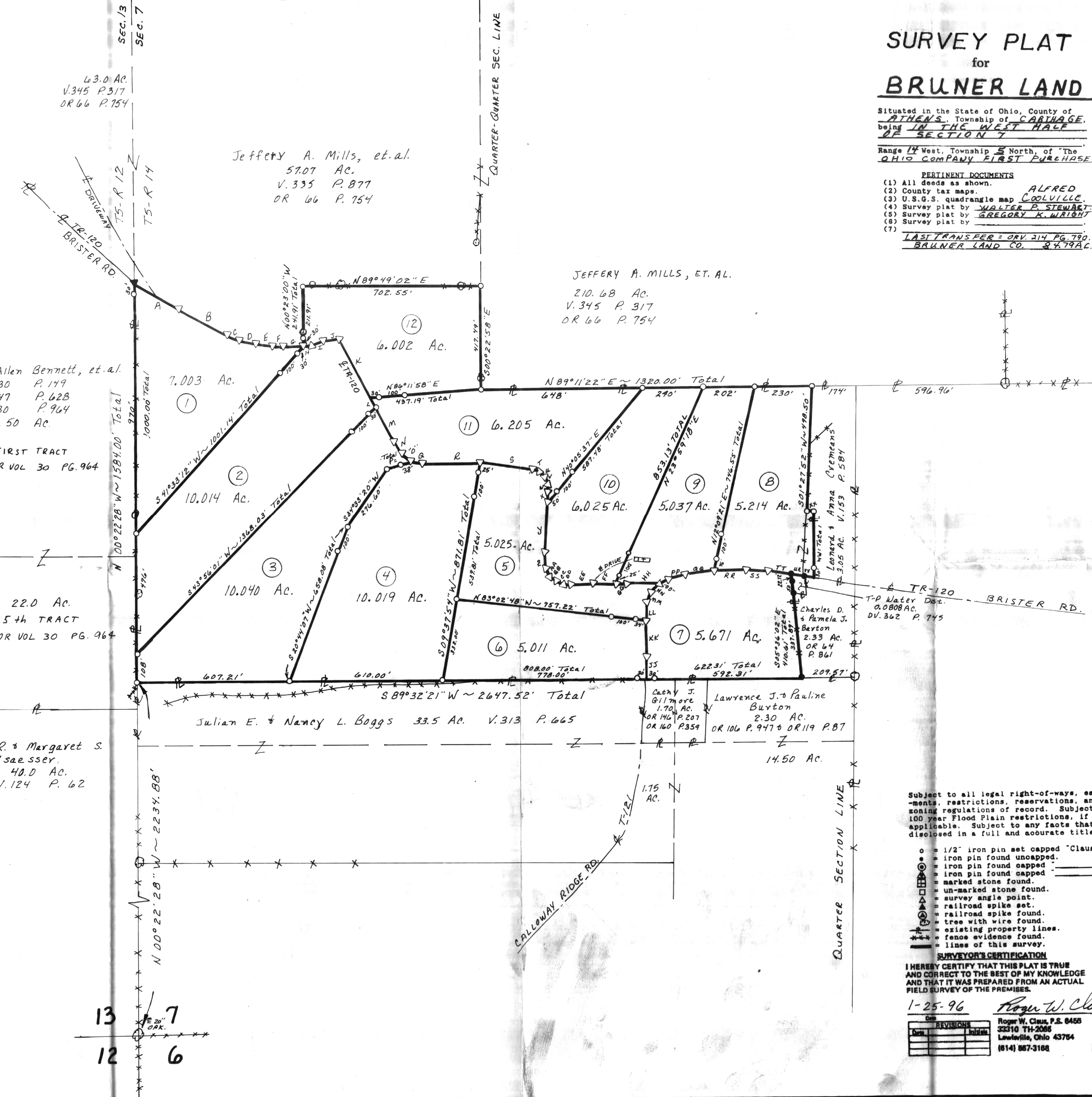
Wm. R. & Margaret S. Eisae ssey.
40.0 AC.
V.124 P.62

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

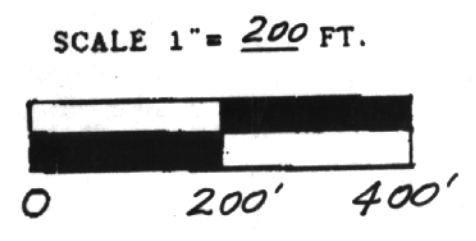
Charles J. Gilmore 1.70 AC. OR 146 P.207 OR 160 P.359
Lawrence J. & Pauline Burton 2.30 AC. OR 106 P.947 OR 119 P.87

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