

Description of Parcel No. 12

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 3,818.88 feet to a railroad spike set in the centerline of Township Road No. 120 (Brister Road);

thence, with the centerline of Township Road No. 120 and the south line of a 57.07 acres tract as conveyed to Jeffery A. Mills by Official Records Volume 66, Page 754 of the Athens County Recorder's Office, the following seven courses:

- (1) South 58°33'38" East a distance of 200.20 feet to a point;
- (2) thence South 61°52'25" East a distance of 219.43 feet to a point;
- (3) thence South 66°43'17" East a distance of 51.77 feet to a point;
- (4) thence South 77°41'46" East a distance of 69.10 feet to a point;
- (5) thence South 80°56'12" East a distance of 66.70 feet to a point;
- (6) thence South 88°30'02" East a distance of 43.25 feet to a point;
- (7) thence North 87°16'44" East a distance of 82.20 feet to a point, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the road with the south line of the aforementioned Jeffery A. Mills property, the following two courses:

- (1) North 00°23'00" West a distance of 241.91 feet to an iron pin set, passing through an iron pin set at a distance of plus 30.00 feet;

(2) thence North 89°49'02" East a distance of 702.55 feet to an iron pin set in the quarter-quarter section line and in the west line of a 210.68 acres tract as conveyed to Jeffery A. Mills by Official Records Volume 66, Page 754 of the Athens County Recorder's Office;

thence, with the quarter-quarter section line and the west line of said 210.68 acres Mills tract, South 00°22'58" East a distance of 417.49 feet to an iron pin set at the southwest corner of said Mills tract;

thence, leaving the property line, South 86°11'58" West a distance of 437.19 feet to a point in the centerline of Township Road No. 120 (Brister Road), passing through two iron pins set at distances of plus 307.19 feet and plus 407.19 feet, respectively;

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

- (1) North 28°47'58" West a distance of 263.18 feet to a point;
- (2) thence South 82°42'53" West a distance of 62.72 feet to a point;
- (3) thence South 70°43'27" West a distance of 51.66 feet to a point;
- (4) thence South 83°39'33" West a distance of 29.90 feet to the Point of Beginning;

containing 6.002 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 southwest corner of the above described property with the south line of said easement being the centerline of Township Road No. 120. Containing 0.468 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.

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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.

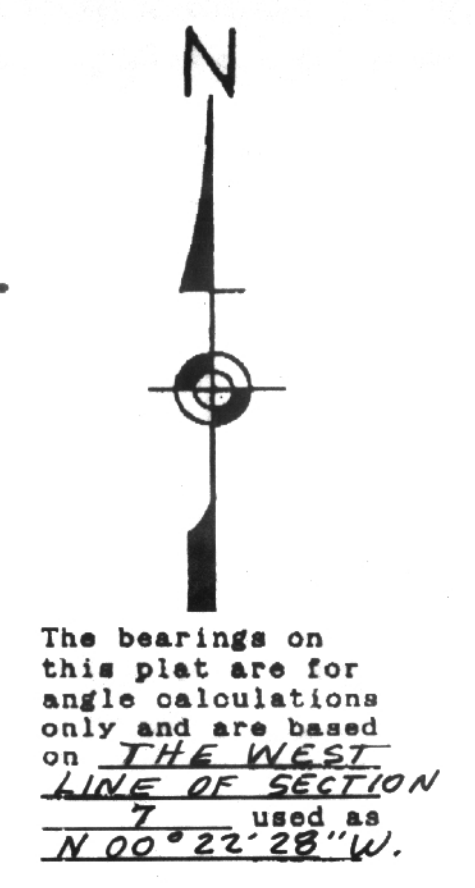
Prior Deed: Official Records Volume 214, Page 790.

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

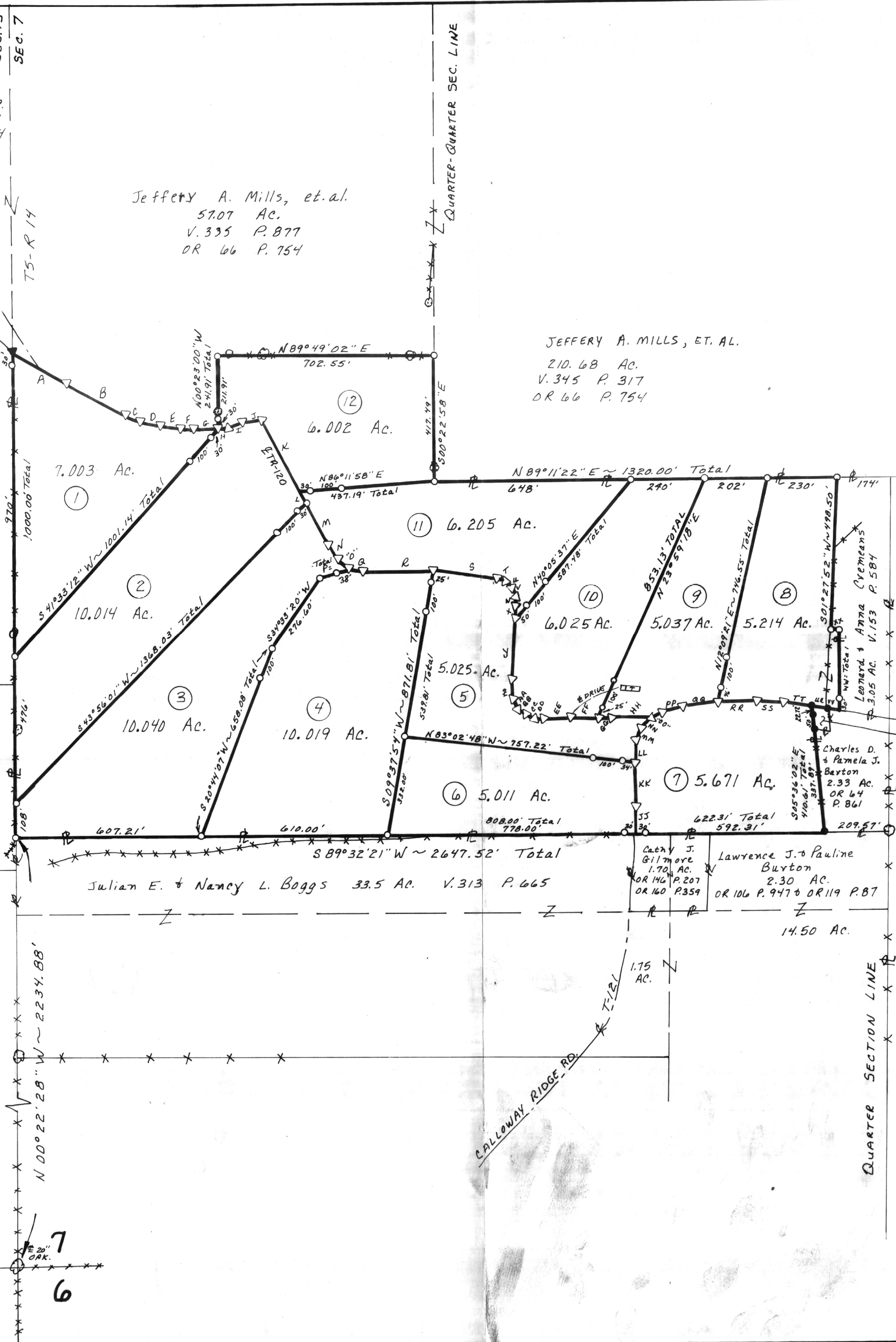
Wm. R. & Margaret S. Eisae ssey.
40.0 AC.
V.124 P.62

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

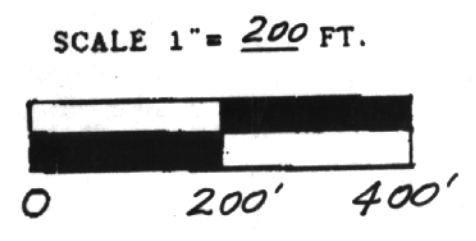
Charles J. Gilmore 1.70 AC. OR 146 P.207 OR 160 P.359
Lawrence J. & Pauline Burton 2.30 AC. OR 106 P.947 & OR 119 P.87

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

