

## **Description of 48.609 Acres (Parcel # 3)**

The following described parcel is a new split out of a 226.066 acres tract as conveyed to Bruner Land Company by Official Records Volume 537, Page 1148 of the Athens County Recorder's Office.

Situated in the State of Ohio, County of Athens, Township of Lodi, being in Section 2, Range 13 West, Township 4 North, of "The Ohio Company Purchase", and being bounded and described as follows:

Beginning at a 5/8" iron pin set at the northeast corner of the southeast quarter of the northwest quarter of Section 2 (Note: Reference bearing on the north line of the southeast quarter of the northwest quarter of Section 2 used as South 86°57'47"East);

thence, from the said Point of Beginning, South 41°04'37" West a distance of 1,531.77 feet to a 5/8" iron pin set, passing through two 5/8" iron pins set at distances of plus 100.00 feet and plus 1,431.77 feet, respectively;

thence South 09°26'37" East a distance of 603.01 feet to a point in Bucks Lake Road, passing through two 5/8" iron pins set at distances of plus 403.01 feet and plus 573.01 feet, respectively;

thence, in or near the center of Bucks Lake Road, the following two courses:

1. South 62°24'11" West a distance of 132.06 feet to a point;
2. thence South 62°27'18" West a distance of 67.94 feet to a point;

thence, leaving Bucks Lake Road, North 23°12'40" West a distance of 95.36 feet to a 5/8" iron pin set, passing through a 5/8" iron pin set at a distance of plus 22.24 feet;

thence South 83°38'53" West a distance of 153.81 feet to a 5/8" iron pin set;

thence South 05°28'10" East a distance of 162.62 feet to a point in Bucks Lake Road, passing through a 5/8" iron pin set at a distance of plus 133.88 feet;

thence, in or near the center of Bucks Lake Road, the following 10 courses:

1. South 62°09'20" West a distance of 311.74 feet to a point;
2. thence South 61°03'16" West a distance of 93.64 feet to a point;
3. thence South 65°13'16" West a distance of 145.54 feet to a point;
4. thence South 81°33'17" West a distance of 50.65 feet to a point;
5. thence North 88°56'39" West a distance of 23.86 feet to a point;

Description of 48.609 Acres (Parcel #3)

6. thence North 88°54'37" West a distance of 11.81 feet to a point;
7. thence North 79°23'20" West a distance of 34.88 feet to a point;
8. thence North 72°17'29" West a distance of 38.31 feet to a point;
9. thence North 66°24'05" West a distance of 41.22 feet to a point;
10. thence North 61°42'59" West a distance of 39.02 feet to a 5/8" iron pin found uncapped near the intersection with Garden Hill Road;

thence, in or along Garden Hill Road, the following three courses:

1. North 27°12'34" West a distance of 240.10 feet to a point;
2. thence North 02°28'16" West a distance of 502.83 feet to a point;
3. thence North 29°34'23" West a distance of 315.48 feet to a point;

thence, leaving Garden Hill Road, North 59°12'11" East a distance of 495.00 feet to a 5/8" iron pin set, passing through two 5/8" iron pins set at distances of plus 30.00 feet and plus 100.00 feet, respectively;

thence North 50°54'42" East a distance of 1,478.21 feet to an 24" ash tree the corner in the north line of the southeast quarter of the northwest quarter and at the southwest corner 66.5331 acres tract as conveyed to Richard P. and Nancy E. Howard by Official Records Volume 38, Page 763 of the Athens County Recorder's Office, passing through two 5/8" iron pins set at distances of plus 100.00 feet and plus 1,378.21 feet,; respectively;

thence, with the south line of said Howard property and being the quarter-quarter section line, South 86°57'47" East a distance of 693.75 feet to the Point of Beginning;

containing 48.609 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 Garden Hill Road.

Subject to the right-of-way of Bucks Lake 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, his heirs, and/or assigns, forever. Said easement is for the purposes of running utilities to other parcels of land on or near Garden Hill Road. Said easement runs in a north-south direction across the southwest and south end of the above described property with the west line of said easement being the centerline of Garden Hill Road. Containing 1.215 acres, more or less, of easement.

Description of 48.609 acres (Parcel #3)

Subject to a 50.00 feet wide easement being reserved unto the grantor Bruner Land Company, his heirs, and/or assigns, forever. Said easement is for the purposes of running utilities to other parcels of land on or near Bucks Lake Road. 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 Bucks Lake Road. Containing 1.137 acres, more or less, of easement.

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

The bearings in this description are for angle calculations only and are based on the north line of the southeast quarter of the northwest quarter of Section 2 used as an assumed bearing of South 86°57'47"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 October 9, 2017. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 537, Page 1148.

*Oct. 9, 2017 Gregory A. Biedenbach*

Date Gregory A. Biedenbach  
Ohio Registered Surveyor  
No. 7881.



Cc: Survey File: GB- 2806F2

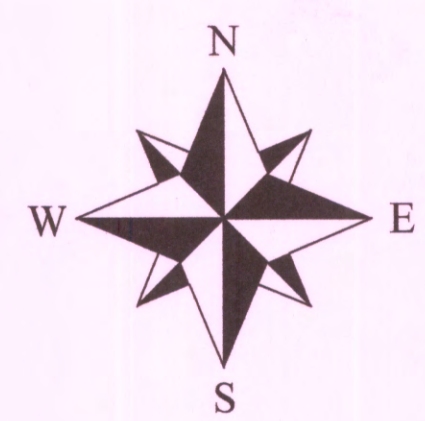
Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Brian Williams*  
DATE: 11/3/17

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

NOV 13 2017

Jill Thompson  
Athens County Auditor



Scale : 1" = 200'

# Survey Plat for BRUNER LAND CO. INC.

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF LODI, BEING IN SECTION 2, RANGE 13 WEST, TOWNSHIP 4 NORTH OF "THE OHIO COMPANY PURCHASE".

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 2 USED AS NORTH 04°05'01" 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.

### PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP ALFRED.
- (4) SURVEY PLATS BY GREGORY WRIGHT.

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- △ = survey angle point
- = I.P.F. uncapped (size noted)
- ▲ = nail found
- ⊙ = rail road spike found
- ⊗ = 5/8" I.P.F. "S.A. England 7452"
- ⊠ = stone found unmarked
- ⊞ = fence post
- ⊞ = 5/8" I.P.F. "Newman 8043"

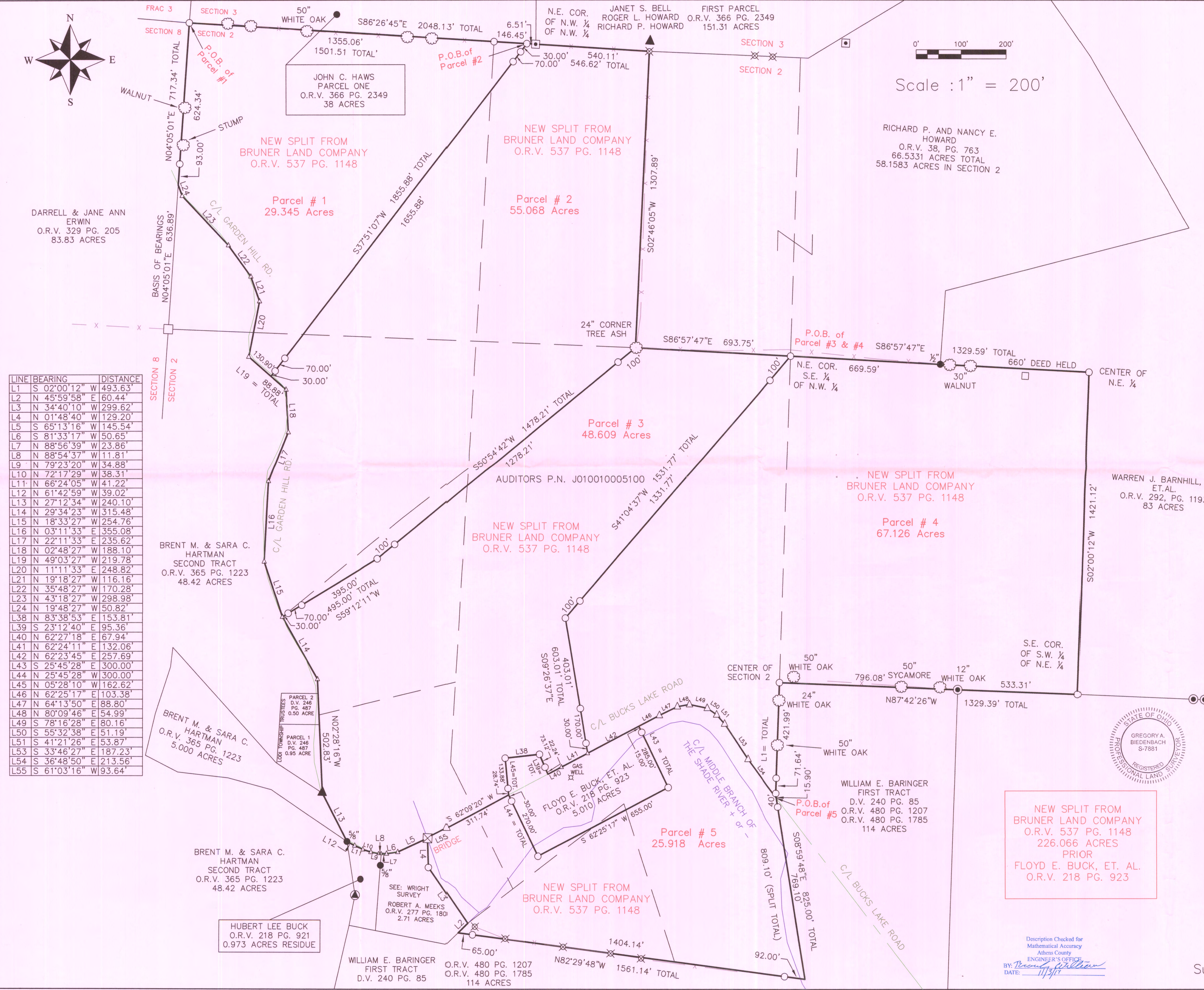
**SURVEYORS CERTIFICATION:**

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* Oct 9, 2017  
 GREGORY A. BIENENBACH  
 OHIO REG. SURVEYOR PS 7881  
 BIENENBACH 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.

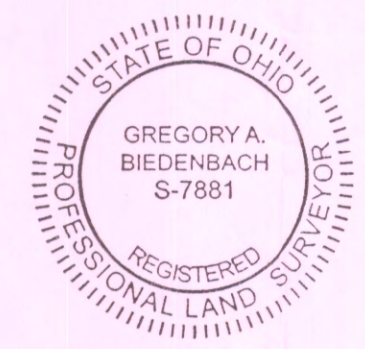
Survey File No.: GB-2806F5



LINE	BEARING	DISTANCE
L1	S 02°00'12" W	493.63'
L2	N 45°59'58" E	60.44'
L3	N 34°40'10" W	299.62'
L4	N 01°48'40" W	129.20'
L5	S 65°13'16" W	145.54'
L6	S 81°33'17" W	50.65'
L7	N 88°56'39" W	23.86'
L8	N 88°54'37" W	11.81'
L9	N 79°23'20" W	34.88'
L10	N 72°17'29" W	38.31'
L11	N 66°24'05" W	41.22'
L12	N 61°42'59" W	39.02'
L13	N 27°12'34" W	240.10'
L14	N 29°34'23" W	315.48'
L15	N 18°33'27" W	254.76'
L16	N 03°11'33" E	355.08'
L17	N 22°11'33" E	235.62'
L18	N 02°48'27" W	188.10'
L19	N 49°03'27" W	219.78'
L20	N 11°11'33" E	248.82'
L21	N 19°18'27" W	116.16'
L22	N 35°48'27" W	170.28'
L23	N 43°18'27" W	298.98'
L24	N 19°48'27" W	50.82'
L38	N 83°38'53" E	153.81'
L39	S 23°12'40" E	95.36'
L40	N 62°27'18" E	67.94'
L41	N 62°24'11" E	132.06'
L42	N 62°23'45" E	257.69'
L43	S 25°45'28" E	300.00'
L44	N 25°45'28" W	300.00'
L45	N 05°28'10" W	162.62'
L46	N 62°25'17" E	103.38'
L47	N 64°13'50" E	88.80'
L48	N 80°09'46" E	54.99'
L49	S 78°16'28" E	80.16'
L50	S 55°32'38" E	51.19'
L51	S 41°21'26" E	53.87'
L53	S 33°46'27" E	187.23'
L54	S 36°48'50" E	213.56'
L55	S 61°03'16" W	93.64'

**NEW SPLIT FROM BRUNER LAND COMPANY**  
 O.R.V. 537 PG. 1148  
 226.066 ACRES  
 PRIOR  
**FLOYD E. BUCK, ET. AL.**  
 O.R.V. 218 PG. 923

Description Checked for  
 Mathematical Accuracy  
 Athens County  
 ENGINEER'S OFFICE  
 BY: *William*  
 DATE: 11/13/17



DARRELL & JANE ANN ERWIN  
 O.R.V. 329 PG. 205  
 83.83 ACRES

BRENT M. & SARA C. HARTMAN  
 SECOND TRACT  
 O.R.V. 365 PG. 1223  
 48.42 ACRES

BRENT M. & SARA C. HARTMAN  
 O.R.V. 365 PG. 1223  
 5.000 ACRES

BRENT M. & SARA C. HARTMAN  
 SECOND TRACT  
 O.R.V. 365 PG. 1223  
 48.42 ACRES

HUBERT LEE BUCK  
 O.R.V. 218 PG. 921  
 0.973 ACRES RESIDUE

WILLIAM E. BARINGER  
 FIRST TRACT  
 D.V. 240 PG. 85  
 O.R.V. 480 PG. 1207  
 O.R.V. 480 PG. 1785  
 114 ACRES

**NEW SPLIT FROM BRUNER LAND COMPANY**  
 O.R.V. 537 PG. 1148

FLOYD E. BUCK, ET. AL.  
 O.R.V. 218 PG. 923  
 5.010 ACRES

**Parcel # 5**  
 25.918 Acres

**NEW SPLIT FROM BRUNER LAND COMPANY**  
 O.R.V. 537 PG. 1148

**Parcel # 3**  
 48.609 Acres

**NEW SPLIT FROM BRUNER LAND COMPANY**  
 O.R.V. 537 PG. 1148

**Parcel # 2**  
 55.068 Acres

**NEW SPLIT FROM BRUNER LAND COMPANY**  
 O.R.V. 537 PG. 1148

**Parcel # 1**  
 29.345 Acres

N.E. COR. OF N.W. 1/4 OF N.W. 1/4  
 JANET S. BELL  
 ROGER L. HOWARD  
 RICHARD P. HOWARD  
 O.R.V. 366 PG. 2349  
 151.31 ACRES

RICHARD P. AND NANCY E. HOWARD  
 O.R.V. 38, PG. 763  
 66.5331 ACRES TOTAL  
 58.1583 ACRES IN SECTION 2

WARREN J. BARNHILL, JR. ET. AL.  
 O.R.V. 292, PG. 1193  
 83 ACRES

S.E. COR. OF S.W. 1/4 OF N.E. 1/4

WILLIAM E. BARINGER  
 FIRST TRACT  
 D.V. 240 PG. 85  
 O.R.V. 480 PG. 1207  
 O.R.V. 480 PG. 1785  
 114 ACRES