

Description of 5.010 Acres

Commencing for reference at a 5/8" iron pin set at the northwest corner of Section 2 (Note: Reference bearing on the west line of the northwest quarter of the northwest quarter of Section 2 used as North 04°05'01" East.);

thence, with a reference line, South 23°20'14" East a distance of 3,530.40 feet to a 5/8" iron pin set, being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning, North 83°38'53" East a distance of 153.81 feet to a 5/8" iron pin set;

thence South 23°12'40" East a distance of 95.36 feet to a point in the center of Bucks Lake Road, passing through a 5/8" iron pin set at a distance of plus 73.12 feet;

thence, with the center of Bucks Lake Road, the following three courses:

1. North 62°27'18" East a distance of 67.94 feet to a point;
2. thence North 62°24'11" East a distance of 132.06 feet to a point;
3. thence North 62°23'45" East a distance of 257.69 feet to a point;

thence, leaving the road, South 25°45'28" East a distance of 300.00 feet to 5/8" iron pin set, passing through a 5/8" iron pin set at a distance of plus 15.00 feet;

thence South 62°25'17" West a distance of 655.00 feet to a 5/8" iron pin set;

thence North 25°45'28" West a distance of 300.00 feet to a point in the center of Bucks Lake Road, passing through a 5/8" iron pin set at a distance of plus 270.00 feet;

thence North 05°28'10" West a distance of 162.62 feet to the Point of Beginning, passing through a 5/8" iron pin set at a distance of plus 28.74 feet;

containing 5.010 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 Bucks Lake Road.

Subject to the right-of-way of Garden Hill Road.

Subject to the 100-year Flood Plain restrictions, if applicable.

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 west line of the northwest quarter of the northwest quarter of Section 2 used as an assumed bearing of North 04°05'01" 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 August 15, 2017. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 218, Page 923.

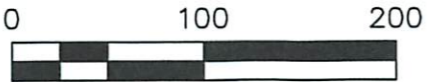
Aug. 15, 2017 Gregory A. Biedenbach

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

Cc: Survey File: GB-2806F



Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Trinity Sullivan
DATE: 10/6/17

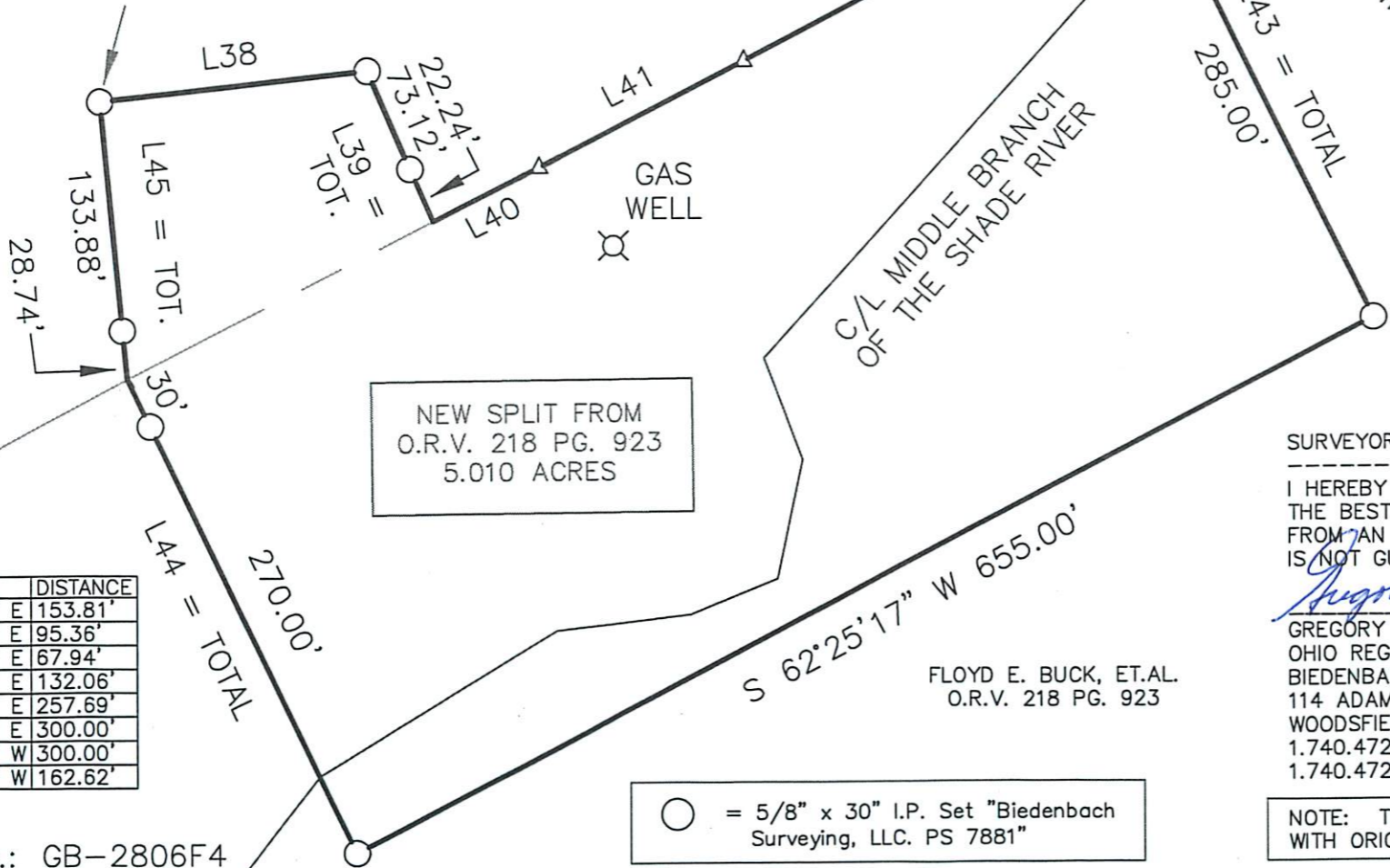


Scale : 1" = 100'

Survey Plat for BRUNER LAND CO. INC.

P.O.B. 0.859 AC. BEARS
S 23°20'14" E 3530.40' FROM
N.W. COR. OF SEC. 2

BY: *[Signature]*
DATE: *10/6/17*
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE



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.

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".

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 *Aug. 15, 2017*
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

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

LINE	BEARING	DISTANCE
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'

○ = 5/8" x 30" I.P. Set "Biedenbach
Surveying, LLC. PS 7881"

NOTE: THIS MAP IS AN ORIGINAL COPY ONLY
WITH ORIGINAL SIGNATURE AND SEAL.

Survey File No.: GB-2806F4