

Description of Parcel No. 5

Situated in the State of Ohio, County of Athens, Township of Troy, being in the northwest quarter of Section 5, Range 11 West, Township 5 North, of "The Ohio Company First Purchase of 1787", and being bounded and described as follows:

Commencing for reference at a railroad spike found in the top of a 24" diameter oak stump at the northwest corner of Section 5 (Note: Reference bearing on the west line of the northwest quarter of Section 5 used as South 00°55'28" West.);

thence, with the west line of Section 5 and the east line of a 74.88 acres tract as conveyed to Helen I. Russell by Official Records Volume 55, Page 439 of the Athens County Recorder's Office, South 00°55'28" West a distance of 841.50 feet to an iron pin set at the southwest corner of a 32.04 acres tract as conveyed to Gary P. Russell by Official Records Volume 208, Page 699 of the Athens County Recorder's Office;

thence, with the south line of occupation of said Russell property, North 67°02'30" East a distance of 300.00 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the south line of occupation of said Russell property, the following three courses:

- (1) North 67°02'30" East a distance of 808.80 feet to an iron pin set;
- (2) thence North 81°23'24" East a distance of 759.75 feet to an iron pin set;
- (3) thence South 01°13'58" West a distance of 316.80 feet to an iron pin set;

thence, leaving the property line, North 89°10'15" West a distance of 206.36 feet to an iron pin set;

thence South 01°13'58" West a distance of 538.26 feet to an iron pin set;

thence North 86°53'54" West a distance of 231.00 feet to an iron pin set;

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thence South $01^{\circ}55'25''$ East a distance of 963.37 feet to a point in the centerline of Township Road No. 178, passing through two iron pins set at distances of plus 816.01 feet and plus 916.01 feet, respectively;

thence, with the centerline of Township Road 178, the following three courses:

- (1) North $86^{\circ}34'06''$ West a distance of 163.00 feet to a point;
- (2) thence North $85^{\circ}27'05''$ West a distance of 151.98 feet to a point;
- (3) thence North $86^{\circ}35'00''$ West a distance of 48.08 feet to a point;

thence, leaving the road, North $02^{\circ}39'11''$ East a distance of 954.65 feet to an iron pin set, passing through two iron pins set at distances of plus 31.29 feet and plus 131.29 feet, respectively;

thence North $86^{\circ}53'54''$ West a distance of 775.00 feet to an iron pin set, passing through two iron pins set at distances of plus 315.00 feet and plus 545.00 feet, respectively;

thence North $03^{\circ}05'06''$ East a distance of 353.25 feet to the Point of Beginning;

containing 27.115 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. 178.

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. 178. 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 Township Road No. 178. Containing 0.417 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 the northwest quarter of Section 5 used as an assumed bearing of South $00^{\circ}55'28''$ West.

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Description of Parcel No. 5

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of April 26, 1996, subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 143, Page 449.

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SURVEY PLAT

for
BRUNER LAND CO.

Situated in the State of Ohio, County of ATHENS, Township of TROY, being IN THE NORTHWEST QUARTER OF SECTION 5
Range 11 West, Township 5 North, of The OHIO COMPANY FIRST PURCHASE - 1787.

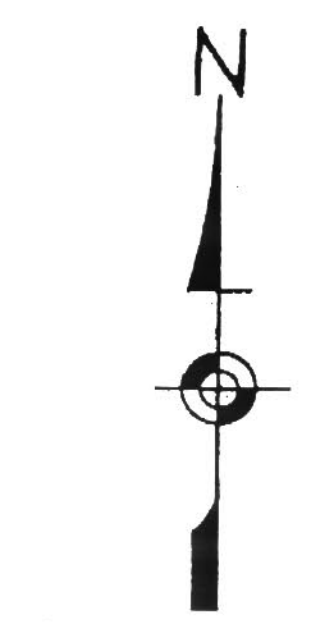
- PERTINENT DOCUMENTS**
- (1) All deeds as shown.
 - (2) County tax maps.
 - (3) U.S.G.S. quadrangle map LUBECK.
 - (4) Survey plat by CHET WATERMAN.
 - (5) Survey plat by _____.
 - (6) Survey plat by _____.
 - (7) _____.
 - (8) _____.
 - (9) PRIOR DEED OR VOL. 143 PG. 449.

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.

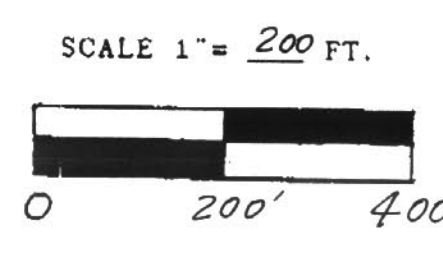
- o = 1/2" iron pin set capped "Claus 6456".
- = iron pin found uncapped.
- ⊙ = iron pin found capped "J.E. HUFFMAN 2410 6252".
- ⊠ = marked stone found.
- ⊞ = un-marked stone found.
- △ = survey angle point.
- ▲ = railroad spike set.
- ⊙ = railroad spike found.
- ⊙ = tree with wire found.
- = existing 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.

5-26-96 Roger W. Claus
Date _____
Revisions _____
Page _____ Initials _____
Roger W. Claus, P.S. 6456
33310 TH 2065
Levinville, Ohio 43754
(614) 567-3168

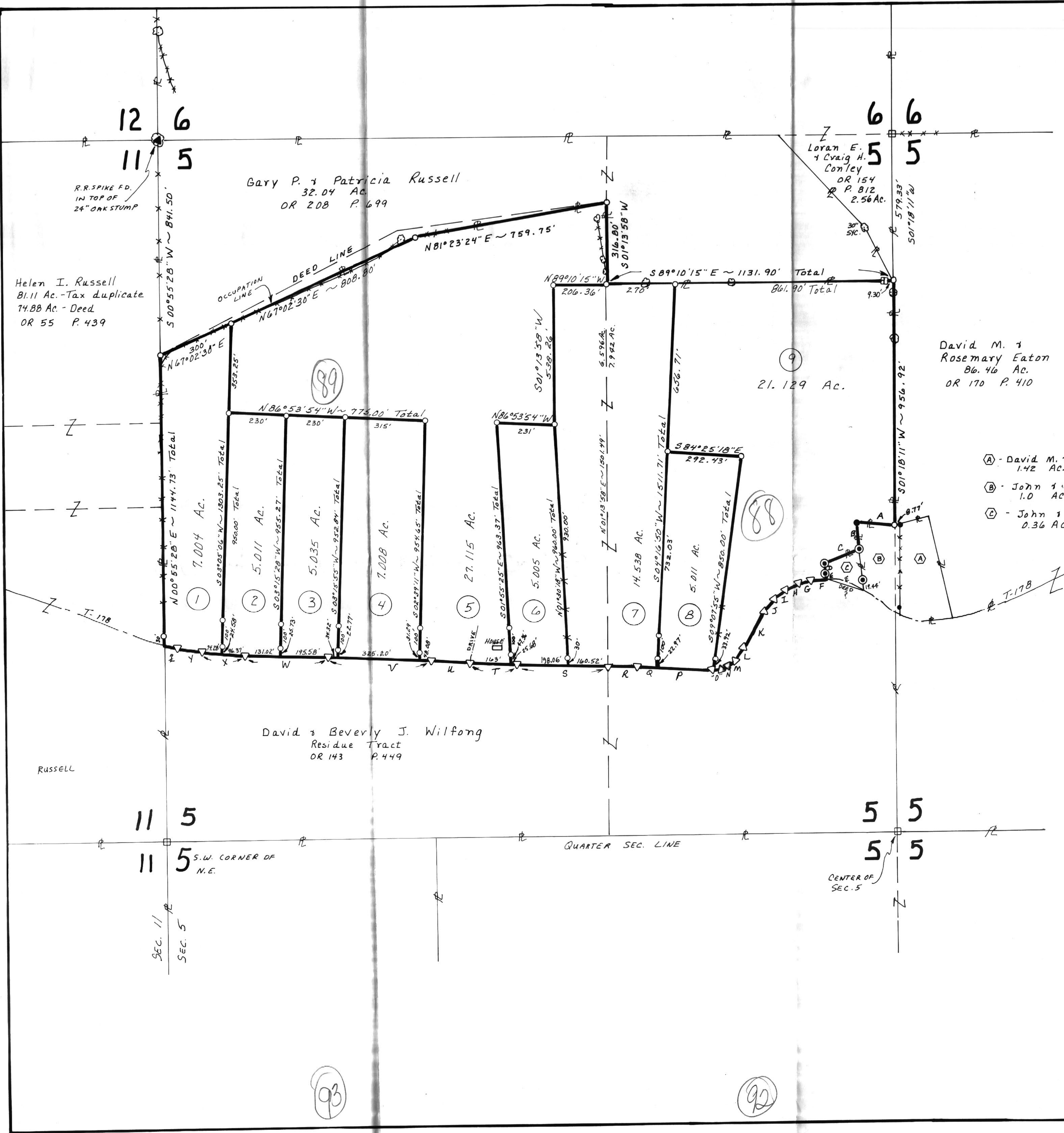


The bearings on this plat are for angle calculations only and are based on THE WEST LINE OF THE N.W. 1/4 OF SEC. 5 used as S 00° 55' 28" W.



CLAUSS SURVEYING
ROGER W. CLAUS, P.S.
(614) 567-3168
33310 TH 2065
Levinville, Ohio 43754

LINE	BEARING	DIST.
A	N 06° 26' 41" W	148.89'
B	S 04° 22' 57" E	99.97'
C	S 67° 47' 03" W	149.10'
D	S 01° 13' 06" E	40.88'
E	S 01° 13' 06" E	20.00'
F	S 85° 02' 25" W	56.53'
G	S 77° 10' 27" W	50.21'
H	S 64° 57' 20" W	57.58'
I	S 53° 48' 22" W	57.75'
J	S 42° 11' 17" W	61.27'
K	S 31° 28' 04" W	163.77'
L	S 34° 54' 47" W	63.36'
M	S 46° 51' 43" W	34.83'
N	S 71° 32' 43" W	31.31'
O	S 89° 15' 43" W	33.15'
P	N 86° 05' 20" W	220.48'
Q	N 86° 05' 20" W	77.54'
R	N 87° 27' 29" W	112.19'
S	N 87° 44' 30" W	358.58'
T	N 86° 34' 06" W	188.68'
U	N 85° 27' 05" W	151.98'
V	N 86° 35' 00" W	407.60'
W	N 87° 39' 58" W	326.60'
X	N 82° 43' 05" W	170.65'
Y	N 79° 43' 35" W	99.80'
Z	N 76° 36' 09" W	54.16'



David M. & Rosemary Eaton
86.46 Ac.
OR 170 P. 410

- (A) - David M. & Rosemary Eaton
1.42 Ac. V. 373 P. 1019
- (B) - John & Shelley Murphy
1.0 Ac. OR 80 P. 503
- (C) - John & Shelley Murphy
0.36 Ac. OR 141 P. 867

Helen I. Russell
81.11 Ac. - Tax duplicate
74.88 Ac. - Deed
OR 55 P. 439

Gary P. & Patricia Russell
32.04 Ac.
OR 208 P. 699

David & Beverly J. Wilfong
Residue Tract
OR 143 P. 449