

Description of 96.857 acres

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, said iron pin set being THE TRUE POINT OF BEGINNING for this description;

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

- (1) North 67°02'30" East a distance of 1,108.80 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;
- (4) thence South 89°10'15" East a distance of 1,131.90 feet to an iron pin set in the east line of the northwest quarter of Section 5, passing through a marked stone found at a distance of plus 1,122.60 feet;

thence, with the quarter section line and the west line of an 86.46 acres tract as conveyed to David M. and Rosemary Eaton by Official Records Volume 170, Page 410 of the Athens County Recorder's Office, South 01°18'11" West a distance of 956.92 feet to an iron pin set in the north line of a 1.0 acre tract as conveyed to John and Shelley Murphy by Official Records Volume 80, Page 503 of the Athens County Recorder's Office;

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thence, with the north line of said Murphy property, North $86^{\circ}26'41''$ West a distance of 148.89 feet to an iron pin found;

thence, with the west line of said Murphy property, South $04^{\circ}22'57''$ East a distance of 99.97 feet to an iron pin found capped "J.E. Huffman-Ohio 6850" at the northeast corner of a 0.36 acre tract as conveyed to John and Shelley Murphy by Official Records Volume 141, Page 867 of the Athens County Recorder's Office;

thence, with the north line of the latter said Murphy tract, South $67^{\circ}47'03''$ West a distance of 149.10 feet to an iron pin found capped "J.E. Huffman-Ohio 6850";

thence, with the west line of the latter said Murphy tract, South $01^{\circ}13'06''$ East a distance of 60.88 feet to a point in the centerline of Township Road No. 178, passing through an iron pin found capped "J.E. Huffman-Ohio 6850" at a distance of plus 40.88 feet;

thence, with the centerline of Township Road 178 (being a new division line), the following twenty courses:

- (1) South $85^{\circ}02'25''$ West a distance of 56.53 feet to a point;
- (2) thence South $77^{\circ}10'27''$ West a distance of 50.21 feet to a point;
- (3) thence South $64^{\circ}57'20''$ West a distance of 57.58 feet to a point;
- * (4) thence South $53^{\circ}48'22''$ West a distance of 57.75 feet to a point;
- (5) thence South $42^{\circ}11'17''$ West a distance of 61.27 feet to a point;
- (6) thence South $31^{\circ}28'04''$ West a distance of 163.77 feet to a point;
- (7) thence South $34^{\circ}54'47''$ West a distance of 63.36 feet to a point;
- (8) thence South $46^{\circ}51'43''$ West a distance of 34.83 feet to a point;
- (9) thence South $71^{\circ}32'43''$ West a distance of 31.31 feet to a point;
- (10) thence South $89^{\circ}15'43''$ West a distance of 33.15 feet to a point;
- (11) thence North $86^{\circ}05'20''$ West a distance of 298.02 feet to a point;
- (12) thence North $87^{\circ}27'29''$ West a distance of 112.19 feet to a point in the division line between the original Tract I and Tract II of Official Records Volume 143, Page 449 of the Athens County Recorder's Office;

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- (13) thence North $87^{\circ}44'30''$ West a distance of 358.58 feet to a point;
- (14) thence North $86^{\circ}34'06''$ West a distance of 108.68 feet to a point at the centerline intersection with a driveway to the north;
- (15) thence North $85^{\circ}27'05''$ West a distance of 151.98 feet to a point;
- (16) thence North $86^{\circ}35'00''$ West a distance of 407.60 feet to a point;
- (17) thence North $87^{\circ}39'58''$ West a distance of 326.60 feet to a point;
- (18) thence North $82^{\circ}43'05''$ West a distance of 170.65 feet to a point;
- (19) thence North $79^{\circ}43'35''$ West a distance of 99.80 feet to a point;
- (20) thence North $76^{\circ}36'09''$ West a distance of 54.16 feet to a point in the west line of Section 5;

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thence, with the section line and the east line of the aforementioned Helen I. Russell property, North $00^{\circ}55'28''$ East a distance of 1,144.73 feet to the Point of Beginning;

containing 96.857 acres, more or less, of which:
34.082 acres are out of original Tract I and
62.775 acres are out of original Tract II of Official Records Volume 143, Page 449 of the Athens County Recorder's Office;

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.

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.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of April 24, 1996, subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 143, Page 449.

Description checked for
Mathematical Accuracy
ATHENS COUNTY
ENGINEER'S OFFICE
BY: Donna McLean
DATE: 4-26-96

and for
BY: _____
DATE: _____

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960421

CLAUS SURVEYING 1-614-567-3148

START										
IN 64										
IN 134	SW	0	55	28.5	841.500				22794.1713	17165.7307
									21952.7808	17152.1521
START										
IN 134									21952.7808	17152.1521
IN 133	NE	67	2	29.7	1108.800				22385.2829	18173.1219
IN 132	NE	81	23	24.5	759.746				22499.0210	18924.3057
IN 130	SW	1	13	58.3	316.800				22182.2943	18917.4895
IN 126	SE	89	10	15.0	1131.900				22165.9146	20049.2710
IN 124	SW	1	18	11.4	956.919				21209.2429	20027.5082
IN 23	NW	86	26	40.8	148.891		A		21218.4761	19878.9033
IN 123	SE	4	22	56.8	99.966		B		21118.8022	19886.5420
IN 25	SW	67	47	3.3	149.101		C		21062.4279	19748.5096
IN 122	SE	1	13	6.3	60.882		D		21001.5594	19749.8042
IN 13	SW	85	2	24.6	56.528	1	E		20996.6721	19693.4877
IN 14	SW	77	10	26.8	50.214	2	F		20985.5251	19644.5266
IN 15	SW	64	57	19.8	57.583	3	G		20961.1488	19592.3573
IN 16	SW	53	48	21.6	57.750	4	H		20927.0464	19545.7520
IN 19	SW	42	11	17.2	61.274	5	I		20881.6455	19504.6022
IN 21	SW	31	28	4.3	163.766	6	J		20741.9639	19419.1129
IN 70	SW	34	54	47.1	63.365	7	K		20690.0037	19382.8473
IN 71	SW	46	51	42.6	34.827	8	L		20666.1902	19357.4336
IN 72	SW	71	32	42.8	31.308	9	M		20656.2793	19327.7353
IN 73	SW	89	15	43.3	33.149	10	N		20655.8524	19294.5895
IN 76	NW	86	5	20.4	298.016	11	O		20676.1791	18997.2674
IN 131	NW	87	27	28.6	112.194	12	P		20681.1552	18885.1836
IN 79	NW	87	44	29.8	358.580	13	Q		20695.2855	18526.8823
IN 84	NW	86	34	6.5	188.678	14	R		20706.5789	18338.5427
IN 85	NW	85	27	4.7	151.975	15	S		20718.6314	18187.0469
IN 88	NW	86	35	0.5	407.600	16	T		20742.9222	17780.1716
IN 92	NW	87	39	58.3	326.601	17	U		20756.2218	17453.8412
IN 94	NW	82	43	5.0	170.646	18	V		20777.8514	17284.5721
IN 95	NW	79	43	34.6	99.803	19	W		20795.6515	17186.3689
IN 127	NW	76	36	9.2	54.162	20	X		20808.2012	17133.6804
IN 134	NE	0	55	28.5	1144.729		Y		21952.7808	17152.1521

D=40.89' E=20.00'

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AREA = 4219080.6535 SQ. FEET OR 96.8568 ACRES

START						
IN	90				20035.9587	17121.2176
IN	64	NE	0 55 28.5	2758.572		
IN	64				22794.1713	17165.7307
IN	134	SW	0 55 28.5	841.500		
IN	134				21952.7808	17152.1521
IN	128	SW	0 55 28.5	1114.729		
IN	128				20838.1973	17134.1645
IN	127	SW	0 55 28.5	30.000		
IN	127				20808.2012	17133.6804
IN	90	SW	0 55 28.5	772.343		
IN	90				20035.9587	17121.2176

START						
IN	1				20000.0000	20000.0000
IN	38	NE	1 18 11.4	2745.808		
IN	38				22745.0976	20062.4462
IN	126	SW	1 18 11.3	579.333		
IN	126				22165.9146	20049.2710
IN	124	SW	1 18 11.4	956.919		
IN	124				21209.2429	20027.5082
IN	125	SW	1 18 11.4	348.240		
IN	125				20861.0930	20019.5884
IN	1	SW	1 18 11.4	861.316		
IN	1				20000.0000	20000.0000
IN	38	NE	1 18 11.4	2745.808		
IN	38				22745.0976	20062.4462
IN	1	SW	1 18 11.4	2745.808		
IN	1				20000.0000	20000.0000
IN	90	NW	89 17 3.7	2879.007		
IN	90				20035.9587	17121.2176
IN	64	NE	0 55 28.5	2758.572		
IN	64				22794.1713	17165.7307
IN	38	SE	89 1 46.0	2897.131		
IN	38				22745.0976	20062.4462

	SE	4	22	56.8	99.966	21218.4761	19878.9033
123							
IN	SW	67	47	3.3	149.101	21118.8022	19886.5420
25							
IN	SE	1	13	6.3	40.882	21062.4279	19748.5096
11							
IN	SE	1	13	6.3	20.000	21021.5548	19749.3789
122							
						21001.5594	19749.8042
START							
134							
IN	NE	67	2	29.7	1108.800	21952.7808	17152.1521
133							
IN	NE	81	23	24.5	759.746	22385.2829	18173.1219
132							
IN	SW	1	13	58.3	316.800	22499.0210	18924.3057
130							
IN	SW	1	13	58.3	1501.487	22182.2943	18917.4895
131							
IN	NW	87	44	29.8	358.580	20681.1552	18885.1836
79							
IN	NW	86	34	6.5	188.678	20695.2855	18526.8823
84							
IN	NW	85	27	4.7	151.975	20706.5789	18338.5427
85							
IN	NW	86	35	0.5	407.600	20718.6314	18187.0469
88							
IN	NW	87	39	58.3	326.601	20742.9222	17780.1716
92							
IN	NW	82	43	5.0	170.646	20756.2218	17453.8412
94							
IN	NW	79	43	34.6	99.803	20777.8514	17284.5721
95							
IN	NW	76	36	9.2	54.162	20795.6515	17186.3689
127							
IN	NE	0	55	28.5	1144.729	20808.2012	17133.6804
134							
						21952.7808	17152.1521

AREA = 2734460.6535 SQ. FEET OR 62.7746 ACRES

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START							
130					22182.2943		18917.4895
IN	SE	89	10	15.0	1131.900		
126					22165.9146		20049.2710
IN	SW	1	18	11.4	956.919		
124					21209.2429		20027.5082
IN	NW	86	26	40.8	148.891		
23					21218.4761		19878.9033
IN	SE	4	22	56.8	99.966		
123					21118.8022		19886.5420
IN	SW	67	47	3.3	149.101		
25					21062.4279		19748.5096
IN	SE	1	13	6.3	60.882		
122					21001.5594		19749.8042
IN	SW	85	2	24.6	56.528		
13					20996.6721		19693.4877
IN	SW	77	10	26.8	50.214		
14					20985.5251		19644.5266
IN	SW	64	57	19.8	57.583		
15					20961.1488		19592.3573
IN	SW	53	48	21.6	57.750		
16					20927.0464		19545.7520
IN	SW	42	11	17.2	61.274		
19					20881.6455		19504.6022
IN	SW	31	28	4.3	163.766		
21					20741.9639		19419.1129
IN	SW	34	54	47.1	63.365		
70					20690.0037		19382.8473
IN	SW	46	51	42.6	34.827		
71					20666.1902		19357.4336
IN	SW	71	32	42.8	31.308		
72					20656.2793		19327.7353
IN	SW	89	15	43.3	33.149		
73					20655.8524		19294.5895
IN	NW	86	5	20.4	298.016		
76					20676.1791		18997.2674
IN	NW	87	27	28.6	112.194		
131					20681.1552		18885.1836
IN	NE	1	13	58.3	1501.487		
130					22182.2943		18917.4895

AREA = 1484620.0001 SQ. FEET OR 34.0822 ACRES

START							
130					22182.2943		18917.4895
IN	SE	89	10	15.0	1122.598		
35					22166.0492		20039.9701
IN	SE	89	10	15.1	9.302		
126					22165.9146		20049.2710
IN	NE	1	18	11.3	579.333		
38					22745.0976		20062.4462
IN	SW	1	18	11.4	1536.252		
124					21209.2429		20027.5082
IN	SE	86	26	42.8	8.766		
27					21208.6994		20036.2573
IN	NW	86	26	40.8	157.857		

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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".

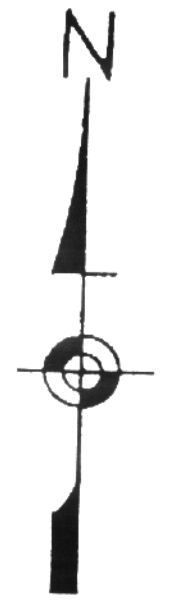
- PERTINENT DOCUMENTS**
- (1) All deeds as shown.
 - (2) County tax maps.
 - (3) U.S.G.S. quadrangle map **LUBECK**.
 - (4) Survey plat by **CHET WATERMAN**.
 - (5) Survey plat by **CHET WATERMAN**.
 - (6) Survey plat by _____.
 - (7) _____.
 - (8) _____.
 - (9) **PRIOR DEED OR VOL. 143 PG. 449**.

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.

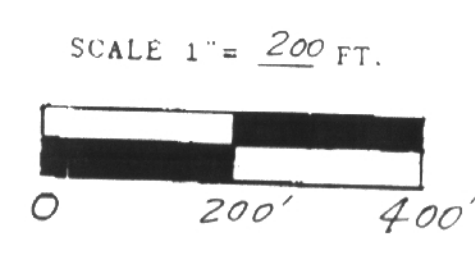
- o = 1/2" iron pin set capped "Claus 6456".
- = iron pin found uncapped.
- = iron pin found capped "J.E. HUFFMAN 8850".
- ⊙ = iron pin found capped.
- ⊞ = marked stone found.
- ⊟ = un-marked stone found.
- ⊠ = survey angle point.
- ⊡ = railroad spike set.
- ⊢ = railroad spike found.
- ⊣ = tree with 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.

4-24-96
Date
REVISIONS
Date Initials
Roger W. Claus, P.S. 6456
33310 TH 2065
Lewistown, Ohio 43754
(614) 567-3168

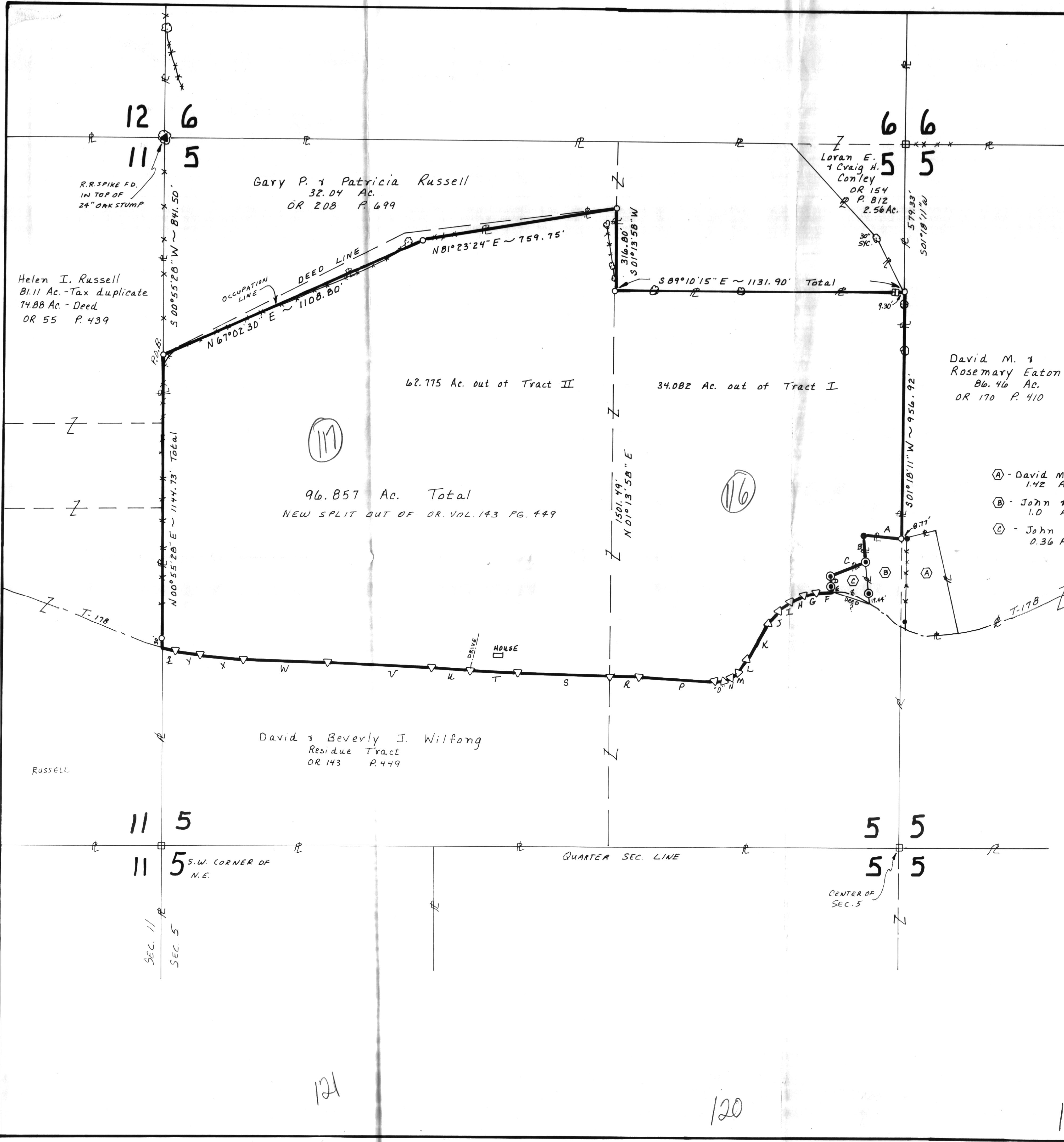


The bearings on this plat are for angle calculations only and are based on THE WEST LINE OF THE N.W. 1/4 OF SEC. 5 used as S 00° 55' 28" W.



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

LINE	BEARING	DIST.
A	N 86° 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	298.02'
Q		
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' 25" 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'



12 6
11 5

6 6
5 5

5 5
5 5

11 5
11 5

(17)

(16)

(15)

(118)

121

120

119