

Description of Parcel No. 1

Situated in the State of Ohio, County of Athens, Township of Ames, being in Section 29, Range 13 West, Township 6 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for reference at an iron pin found at the southeast corner of Section 29 (Note: Reference bearing on the east line of the southeast quarter of Section 29 used as North  $01^{\circ}37'23''$  East.);

thence, with a reference line, North  $60^{\circ}36'46''$  West a distance of 3,611.89 feet to an iron pin found near the centerline of the road at the northeast corner of a 128.09 acres tract as conveyed to Roger Wemer by Deed Volume 298, Page 640 of the Athens County Recorder's Office, said iron pin found being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning with the north line of said Wemer property which runs near the centerline of existing County Road No. 94, the following two courses:

- (1) South  $41^{\circ}04'46''$  West a distance of 306.84 feet to a point in the south lane of pavement of the road;
- (2) thence South  $54^{\circ}49'46''$  West a distance of 341.22 feet to an iron pin set on the south shoulder of the road (Note: Said iron pin set being located for reference North  $36^{\circ}07'48''$  West a distance of 6.35 feet from an iron pin found;

thence, leaving the road with an easterly line of said Wemer property, the following four courses:

- (1) North  $36^{\circ}07'48''$  West a distance of 943.12 feet to an iron pin set at a marked stone found on the south edge of a small run, passing over the centerline of existing County Road No. 94 at a distance of plus 13.00 feet, and passing through four iron pins set at distances of plus 42.41 feet, plus 139.12 feet, plus 311.49 feet, and plus 637.77 feet, respectively;
- (2) thence North  $39^{\circ}22'12''$  East a distance of 169.62 feet to an iron pin set;
- (3) thence North  $18^{\circ}34'08''$  East a distance of 115.06 feet to an iron pin set;

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(4) thence North  $37^{\circ}39'28''$  East a distance of 198.00 feet to an iron pin set in the south line of a 106.64 acres tract as conveyed to Richard Robert Howard by Deed Volume 345, Page 281 of the Athens County Recorder's Office;

thence, continuing with the south line of said Howard property, North  $59^{\circ}09'28''$  East a distance of 153.12 feet to a point;

thence, leaving the property line, South  $40^{\circ}22'35''$  East a distance of 1,026.22 feet to a point in the centerline of County Road No. 94 (Swett Hollow Road), passing through three iron pins set at distances of plus 60.00 feet, plus 895.91 feet, and plus 995.91 feet, respectively;

thence, with the north line of a 140.89 acres tract as conveyed to Denny A. Keaton by the Third Tract of Official Records Volume 68, Page 409 of the Athens County Recorder's Office (which runs near the centerline of existing County Road No. 94), South  $42^{\circ}00'16''$  West a distance of 37.10 feet to the Point of Beginning;

containing 15.184 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 County Road No. 94.

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 County Road No. 94. Said easement runs in an east-west direction across the southeast end of the above described property with the southeast line of said easement being the centerline of County Road No. 94. Containing 0.786 acres, more or less, of easement.

Subject to any facts that may be disclosed in a full and accurate title search.

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 east line of the southeast quarter of the southeast quarter of Section 29 used as an assumed bearing of North  $01^{\circ}37'23''$  East.

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The above description prepared by Roger W. Claus, Registered Surveyor  
No. 6456, based on a new survey of April 17, 1995.

Prior Deed: Official Records Volume \_\_\_\_\_, Page \_\_\_\_\_.

Description of Parcel No. 2

Situated in the State of Ohio, County of Athens, Township of Ames, being in Section 29, Range 13 West, Township 6 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for reference at an iron pin found at the southeast corner of Section 29 (Note: Reference bearing on the east line of the southeast quarter of Section 29 used as North  $01^{\circ}37'23''$  East.);

thence, with a reference line, North  $60^{\circ}36'46''$  West a distance of 3,611.89 feet to an iron pin found near the centerline of the road at the northeast corner of a 128.09 acres tract as conveyed to Roger Wemer by Deed Volume 298, Page 640 of the Athens County Recorder's Office;

thence, with the north line of a 140.89 acres tract as conveyed to Denny A. Keaton by the Third Tract of Official Records Volume 68, Page 409 of the Athens County Recorder's Office (which runs near the centerline of existing County Road No. 94), North  $42^{\circ}00'16''$  East a distance of 37.10 feet to a point, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the road, North  $40^{\circ}22'35''$  West a distance of 1,026.22 feet to a point in the south line of a 106.64 acres tract as conveyed to Richard Robert Howard by Deed Volume 345, Page 281 of the Athens County Recorder's Office, passing through three iron pins set at distances of plus 30.31 feet, plus 130.31 feet, and plus 966.22 feet, respectively;

thence, with the south line of said Howard property, the following three courses:

- (1) North  $39^{\circ}09'28''$  East a distance of 181.50 feet to an iron pin set;
- (2) thence North  $76^{\circ}39'28''$  East a distance of 198.00 feet to an iron pin set;
- (3) thence North  $65^{\circ}39'28''$  East a distance of 316.14 feet to an iron pin set;

thence, leaving the property line, South  $33^{\circ}03'41''$  East a distance of 880.41 feet to a point in the centerline of County Road No. 94 (Swett Hollow Road), passing through two iron pins set at distances of plus 739.90 feet and plus 839.90 feet, respectively;

thence, with the north line of the aforementioned Denny A. Keaton property (which runs near the centerline of existing County Road No. 94), the following six courses:

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- (1) South 71°32'26" West a distance of 12.14 feet to a point;
- (2) thence South 60°52'26" West, a distance of 211.86 feet to a point;
- (3) thence South 74°02'26" West a distance of 138.60 feet to a point on the north bank of the existing road;
- (4) thence South 05°02'26" West a distance of 89.76 feet to a point near the centerline of the road;
- (5) thence South 26°02'26" West a distance of 109.56 feet to a point;
- (6) thence South 42°00'16" West a distance of 37.32 feet to the Point of Beginning;

containing 13.102 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 County Road No. 94.

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 County Road No. 94. Said easement runs in an east-west direction across the southeast end of the above described property with the southeast line of said easement being the centerline of County Road No. 94. Containing 0.688 acres, more or less, of easement.

Subject to any facts that may be disclosed in a full and accurate title search.

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 east line of the southeast quarter of the southeast quarter of Section 29 used as an assumed bearing of North 01°37'23" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of April 17, 1995.

Prior Deed: Official Records Volume \_\_\_\_\_, Page \_\_\_\_\_.

Description of Parcel No. 3

Situated in the State of Ohio, County of Athens, Township of Ames, being in Section 29, Range 13 West, Township 6 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for reference at an iron pin found at the southeast corner of Section 29 (Note: Reference bearing on the east line of the southeast quarter of Section 29 used as North 01°37'23" East.);

thence, with a reference line, North 60°36'46" West a distance of 3,611.89 feet to an iron pin found near the centerline of the road at the northeast corner of a 128.09 acres tract as conveyed to Roger Wemer by Deed Volume 298, Page 640 of the Athens County Recorder's Office;

thence, with the north line of a 140.89 acres tract as conveyed to Denny A. Keaton by the Third Tract of Official Records Volume 68, Page 409 of the Athens County Recorder's Office (which runs near the centerline of existing County Road No. 94), the following six courses:

- (1) North 42°00'16" East a distance of 74.42 feet to a point;
- (2) thence North 26°02'26" East a distance of 109.56 feet to a point;
- (3) thence North 05°02'26" East a distance of 89.76 feet to a point on the north bank of the road;
- (4) thence North 74°02'26" East a distance of 138.60 feet to a point near the centerline of the road;
- (5) thence North 60°52'26" East a distance of 211.86 feet to a point;
- (6) thence North 71°32'26" East a distance of 12.14 feet to a point, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the road, North 33°03'41" West a distance of 880.41 feet to an iron pin set in the south line of a 106.64 acres tract as conveyed to Richard Robert Howard by Deed Volume 345, Page 281 of the Athens County Recorder's Office, passing through two iron pins set at distances of plus 40.51 feet and plus 140.51 feet, respectively;

thence, with the south line of said Howard property, North 36°39'28" East a distance of 363.00 feet to an iron pin set;

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE

EY: Brian King  
DATE: 4-24-09

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thence, leaving the property line, South 35°27'50" East a distance of 1,048.48 feet to a point in the centerline of County Road No. 94 (Swett Hollow Road), passing through two iron pins set at distances of plus 913.27 feet and plus 1,013.27 feet, respectively;

thence, with the north line of the aforementioned Denny A. Keaton property (which runs near the centerline of existing County Road No. 94), the following three courses:

- (1) South 58°32'26" West a distance of 42.78 feet to a point;
- (2) thence South 50°32'26" West a distance of 132.00 feet to a point;
- (3) thence South 71°32'26" West a distance of 217.54 feet to the Point of Beginning;

containing 8.176 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 County Road No. 94.

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 County Road No. 94. Said easement runs in an east-west direction across the southeast end of the above described property with the southeast line of said easement being the centerline of County Road No. 94. Containing 0.450 acres, more or less, of easement.

Subject to any facts that may be disclosed in a full and accurate title search.

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 east line of the southeast quarter of the southeast quarter of Section 29 used as an assumed bearing of North 01°37'23" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of April 17, 1995.

Prior Deed: Official Records Volume \_\_\_\_\_, Page \_\_\_\_\_.

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Description of Parcel No. 4

Situated in the State of Ohio, County of Athens, Township of Ames, being in Section 29, Range 13 West, Township 6 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for reference at an iron pin found at the southeast corner of Section 29 (Note: Reference bearing on the east line of the southeast quarter of Section 29 used as North 01°37'23" East.);

thence, with a reference line, North 60°36'46" West a distance of 3,611.89 feet to an iron pin found near the centerline of the road at the northeast corner of a 128.09 acres tract as conveyed to Roger Wemer by Deed Volume 298, Page 640 of the Athens County Recorder's Office;

thence, with the north line of a 140.89 acres tract as conveyed to Denny A. Keaton by the Third Tract of Official Records Volume 68, Page 409 of the Athens County Recorder's Office (which runs near the centerline of existing County Road No. 94), the following eight courses:

- (1) North 42°00'16" East a distance of 74.42 feet to a point;
- (2) thence North 26°02'26" East a distance of 109.56 feet to a point;
- (3) thence North 05°02'26" East a distance of 89.76 feet to a point on the north bank of the road;
- (4) thence North 74°02'26" East a distance of 138.60 feet to a point near the centerline of the road;
- (5) thence North 60°52'26" East a distance of 211.86 feet to a point;
- (6) thence North 71°32'26" East a distance of 229.68 feet to a point;
- (7) thence North 50°32'26" East a distance of 132.00 feet to a point;
- (8) thence North 58°32'26" East a distance of 42.78 feet to a point, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the road, North 35°27'50" West a distance of 1,048.48 feet to an iron pin set in the south line of a 106.64 acres tract as conveyed to Richard Robert Howard by Deed Volume 345, Page 281 of the Athens County Recorder's Office, passing through two iron pins set at distances of plus 35.21 feet and plus 135.21 feet, respectively;

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
By: Brenda King  
DATE: 4-24-95

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thence, with the south line of said Howard property, North 37°39'28" East a distance of 363.00 feet to an iron pin set;

thence, leaving the property line, South 39°09'02" East a distance of 1,211.09 feet to a point in the centerline of County Road No. 94 (Swett Hollow Road), passing through two iron pins set at distances of plus 1,090.03 feet and plus 1,190.03 feet, respectively;

thence, with the north line of the aforementioned Denny A. Keaton property (which runs near the centerline of existing County Road No. 94), the following three courses:

- (1) South 60°02'12" West a distance of 118.22 feet to a point;
- (2) thence South 68°02'26" West a distance of 132.00 feet to a point;
- (3) thence South 58°32'26" West a distance of 179.64 feet to the Point of Beginning;

containing 10.004 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 County Road No. 94.

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 County Road No. 94. Said easement runs in an east-west direction across the southeast end of the above described property with the southeast line of said easement being the centerline of County Road No. 94. Containing 0.493 acres, more or less, of easement.

Subject to any facts that may be disclosed in a full and accurate title search.

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 east line of the southeast quarter of the southeast quarter of Section 29 used as an assumed bearing of North 01°37'23" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of April 17, 1995.

Prior Deed: Official Records Volume \_\_\_\_\_, Page \_\_\_\_\_.

Description of Parcel No. 5

Situated in the State of Ohio, County of Athens, Township of Ames, being in Section 29, Range 13 West, Township 6 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for reference at an iron pin found at the southwest corner of Section 23 and the southeast corner of Section 29 (Note: Reference bearing on the east line of the southeast quarter of Section 29 used as North  $01^{\circ}37'23''$  East.);

thence, with the west line of Section 23, the east line of Section 29, and the east line of a 140.89 acres tract as conveyed to Denny A. Keaton by Official Records Volume 68, Page 409 (Third Tract) of the Athens County Recorder's Office, North  $01^{\circ}37'23''$  East a distance of 1,997.51 feet to an unmarked stone found at the northeast corner of said Keaton property;

thence, with the north line of said Keaton property, the following two courses:

- (1) South  $47^{\circ}58'30''$  West a distance of 440.00 feet to an iron pin set;
- (2) thence North  $82^{\circ}46'20''$  West a distance of 1,170.07 feet to an iron pin set;

thence, with an easterly line of said Keaton property and the east line of a 1.00 acre tract as conveyed to Mogel Mayles by Official Records Volume 76, Page 905 of the Athens County Recorder's Office, North  $03^{\circ}11'03''$  West a distance of 966.50 feet to a point in the centerline of pavement of County Road No. 94 (Swett Hollow Road), passing through an iron pin set at a distance of plus 941.54 feet;

thence, with the centerline of County Road No. 94 and the north line of said Mayles property, South  $65^{\circ}10'57''$  West a distance of 176.34 feet to a point, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the centerline of County Road No. 94 and the north line of said Mayles property, South  $65^{\circ}10'57''$  West a distance of 48.95 feet to a railroad spike found at the northwest corner of said Mayles property;

thence, with the west line of said Mayles property, South  $03^{\circ}11'03''$  East a distance of 9.03 feet to a point on the south edge of pavement of County Road No. 94 (Note: Said point being located for reference North  $03^{\circ}11'03''$  West a distance of 8.28 feet from an iron pin found.);

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thence, with the north line of the aforementioned Denny A. Keaton property as described in the Third Tract of Official Records Volume 68, Page 409 of the Athens County Recorder's Office (which runs near the centerline of existing County Road No. 94), South 60°02'12" West a distance of 346.22 feet to a point on the north edge of pavement of said road;

thence, leaving the road, North 39°09'02" West a distance of 1,211.09 feet to an iron pin set in the south line of a 106.64 acres tract as conveyed to Richard Robert Howard by Deed Volume 345, Page 281 of the Athens County Recorder's Office, passing through two iron pins set at distances of plus 21.06 feet and plus 121.06 feet, respectively;

thence, with the south line of said Howard property, South 88°59'23" East a distance of 610.50 feet to an iron pin set;

thence, leaving the property line, South 34°27'21" East a distance of 880.40 feet to the Point of Beginning, passing through two iron pins set at distances of plus 746.05 feet and plus 846.05 feet, respectively;

containing 10.519 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 County Road No. 94.

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 County Road No. 94. Said easement runs in an east-west direction across the southeast end of the above described property with the southeast line of said easement being the centerline of County Road No. 94. Containing 0.454 acres, more or less, of easement.

Subject to any facts that may be disclosed in a full and accurate title search.

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 east line of the southeast quarter of the southeast quarter of Section 29 used as an assumed bearing of North 01°37'23" East.

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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 17, 1995.

Prior Deed: Official Records Volume \_\_\_\_\_, Page \_\_\_\_\_.

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Description of Parcel No. 6

Situated in the State of Ohio, County of Athens, Township of Ames, being in Section 29, Range 13 West, Township 6 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for reference at an iron pin found at the southwest corner of Section 23 and the southeast corner of Section 29 (Note: Reference bearing on the east line of the southeast quarter of Section 29 used as North  $01^{\circ}37'23''$  East.);

thence, with the west line of Section 23, the east line of Section 29, and the east line of a 140.89 acres tract as conveyed to Denny A. Keaton by Official Records Volume 68, Page 409 (Third Tract) of the Athens County Recorder's Office, North  $01^{\circ}37'23''$  East a distance of 1,997.51 feet to an unmarked stone found at the northeast corner of said Keaton property;

thence, with the north line of said Keaton property, the following two courses:

- (1) South  $47^{\circ}58'30''$  West a distance of 440.00 feet to an iron pin set;
- (2) thence North  $82^{\circ}46'20''$  West a distance of 1,170.07 feet to an iron pin set;

thence, with an easterly line of said Keaton property and the east line of a 1.00 acre tract as conveyed to Mogel Mayles by Official Records Volume 76, Page 905 of the Athens County Recorder's Office, North  $03^{\circ}11'03''$  West a distance of 966.50 feet to a point in the centerline of pavement of County Road No. 94 (Swett Hollow Road), passing through an iron pin set at a distance of plus 941.54 feet (Note: Said point in the centerline of the County Road being THE TRUE POINT OF BEGINNING for this description.);

thence, from said Point of Beginning with the centerline of County Road No. 94 and the north line of said Mayles property, South  $65^{\circ}10'57''$  West a distance of 176.34 feet to a point;

thence, leaving the road, North  $34^{\circ}27'21''$  West a distance of 880.40 feet to an iron pin set in the east line of a 106.64 acres tract as conveyed to Richard Robert Howard by Deed Volume 345, Page 281 of the Athens County Recorder's Office, passing through two iron pins set at distances of plus 34.35 feet and plus 134.35 feet, respectively;

thence, with the east line of said Howard property, the following two courses:

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(1) North 35°04'16" East a distance of 236.94 feet to an iron pin set;

(2) thence North 18°34'16" East a distance of 60.00 feet to an iron pin set;

thence, leaving the property line, South 30°36'41" East a distance of 1,043.48 feet to a point in the centerline of County Road No. 94, passing through two iron pins set at distances of plus 894.48 feet and plus 994.48 feet, respectively;

thence, with the centerline of County Road No. 94, South 80°41'10" West a distance of 28.83 feet to the Point of Beginning;

containing 5.089 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 County Road No. 94.

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 County Road No. 94. Said easement runs in an east-west direction across the southeast end of the above described property with the southeast line of said easement being the centerline of County Road No. 94. Containing 0.236 acres, more or less, of easement.

Subject to any facts that may be disclosed in a full and accurate title search.

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 east line of the southeast quarter of the southeast quarter of Section 29 used as an assumed bearing of North 01°37'23" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of April 17, 1995.

Prior Deed: Official Records Volume \_\_\_\_\_, Page \_\_\_\_\_.

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Description of Parcel No. 7

Situated in the State of Ohio, County of Athens, Township of Ames, being in Section 29, Range 13 West, Township 6 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for reference at an iron pin found at the southwest corner of Section 23 and the southeast corner of Section 29 (Note: Reference bearing on the east line of the southeast quarter of Section 29 used as North  $01^{\circ}37'23''$  East.);

thence, with the west line of Section 23, the east line of Section 29, and the east line of a 140.89 acres tract as conveyed to Denny A. Keaton by Official Records Volume 68, Page 409 (Third Tract) of the Athens County Recorder's Office, North  $01^{\circ}37'23''$  East a distance of 1,997.51 feet to an unmarked stone found at the northeast corner of said Keaton property;

thence, with the north line of said Keaton property, the following two courses:

- (1) South  $47^{\circ}58'30''$  West a distance of 440.00 feet to an iron pin set;
- (2) thence North  $82^{\circ}46'20''$  West a distance of 1,170.07 feet to an iron pin set;

thence, with an easterly line of said Keaton property and the east line of a 1.00 acre tract as conveyed to Mogel Mayles by Official Records Volume 76, Page 905 of the Athens County Recorder's Office, North  $03^{\circ}11'03''$  West a distance of 966.50 feet to a point in the centerline of pavement of County Road No. 94 (Swett Hollow Road), passing through an iron pin set at a distance of plus 941.54 feet;

thence, with the centerline of County Road No. 94, North  $80^{\circ}41'10''$  East a distance of 28.83 feet to a point, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the road, North  $30^{\circ}36'41''$  West a distance of 1,043.48 feet to an iron pin set in the east line of a 106.64 acres tract as conveyed to Richard Robert Howard by Deed Volume 345, Page 281 of the Athens County Recorder's Office, passing through two iron pins set at distances of plus 49.00 feet and plus 149.00 feet, respectively;

thence, with the east line of said Howard property, the following two courses:

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- (1) North 18°34'16" East a distance of 134.04 feet to an iron pin set;
- (2) thence North 03°33'54" West a distance of 165.00 feet to a point in a 24" diameter oak tree at the southwest corner of a 58.75 acres tract as conveyed to Wahneta Wolf and James Paul Linscott by Deed Volume 202, Page 160 and Deed Volume 340, Page 751 of the Athens County Recorder's Office (Note: Said point being located for reference South 89°09'49" West a distance of 2.08 feet from an iron pin set.);

thence, with the south line of said Wolf and Linscott property, South 88°42'45" East a distance of 451.50 feet to an iron pin set;

thence, leaving the property line, South 12°20'07" East a distance of 1,231.22 feet to a point in the centerline of County Road No. 94, passing through two iron pins set at distances of plus 1,094.22 feet and plus 1,194.22 feet, respectively;

thence, with the centerline of County Road No. 94, the following two courses:

- (1) North 81°10'17" West a distance of 178.40 feet to a point;
- (2) thence South 83°50'16" West a distance of 39.44 feet to the Point of Beginning;

containing 11.009 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 County Road No. 94.

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 County Road No. 94. Said easement runs in an east-west direction across the southeast end of the above described property with the southeast line of said easement being the centerline of County Road No. 94. Containing 0.250 acres, more or less, of easement.

Subject to any facts that may be disclosed in a full and accurate title search.

All iron pins set are 1/2" x 30" rebar capped and labeled "Claus 6456".



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Description of Parcel No. 7

The bearings in this description are for angle calculations only and are based on the east line of the southeast quarter of the southeast quarter of Section 29 used as an assumed bearing of North  $01^{\circ}37'23''$  East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of April 17, 1995.

Prior Deed: Official Records Volume \_\_\_\_\_, Page \_\_\_\_\_.

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Description of Parcel No. 8

Situated in the State of Ohio, County of Athens, Township of Ames, being in Section 29, Range 13 West, Township 6 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for reference at an iron pin found at the southeast corner of Section 29 (Note: Reference bearing on the east line of the southeast quarter of Section 29 used as North 01°37'23" East.);

thence, with the west line of Section 23, the east line of Section 29, the east line of a 140.89 acres tract as conveyed to Denny A. Keaton by Official Records Volume 68, Page 409 (Third Tract), and the west line of a 46.33 acres tract as conveyed to Philip M. and Elizebeth I. Linscott by Deed Volume 334, Page 761 and Deed Volume 369, Page 103 of the Athens County Recorder's Office, the following two courses:

- (1) North 01°37'23" East a distance of 1,997.51 feet to an unmarked stone found at the northeast corner of said Keaton property;
- (2) thence North 01°01'34" East a distance of 1,255.56 feet to an iron pin set at a marked stone found at the northwest corner of said Linscott property;

thence, leaving the property line, North 82°29'41" West a distance of 769.75 feet to a point in the centerline of County Road No. 94 (Swett Hollow Road), said point being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning with the centerline of County Road No. 94, the following seven courses:

- (1) South 24°24'03" West a distance of 296.78 feet to a point;
- (2) thence South 33°17'01" West a distance of 132.79 feet to a point;
- (3) thence South 40°40'18" West a distance of 76.85 feet to a point;
- (4) thence South 54°14'23" West a distance of 54.39 feet to a point;
- (5) thence South 67°39'26" West a distance of 190.70 feet to a point;
- (6) thence South 78°04'21" West a distance of 65.44 feet to a point;
- (7) thence North 88°36'35" West a distance of 26.59 feet to a point;

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
RECORDER'S OFFICE  
By Brenda King  
DATE 4-24-57

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Description of Parcel No. 8

thence, leaving the road, North 12°20'07" West a distance of 1,231.22 feet to an iron pin set in the south line of a 58.75 acres tract as conveyed to Wahneta Wolf and James Paul Linscott by Deed Volume 202, Page 160, and Deed Volume 340, Page 751 of the Athens County Recorder's Office, passing through two iron pins set at distances of plus 37.00 feet and plus 137.00 feet, respectively;

thence, with the south line of said Wolf and Linscott property, the following three courses:

- (1) South 88°42'45" East a distance of 400.00 feet to an iron pin set;
- (2) thence South 01°43'55" West a distance of 603.24 feet to a point in the center of a 26" diameter blazed maple tree;
- (3) thence South 85°32'44" East a distance of 439.38 feet to the Point of Beginning, passing through an iron pin set at a distance of plus 420.38 feet;

containing 10.715 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 County Road No. 94.

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 County Road No. 94. Said easement runs in an east-west direction across the southeast end of the above described property with the southeast line of said easement being the centerline of County Road No. 94. Containing 0.968 acres, more or less, of easement.

Subject to any facts that may be disclosed in a full and accurate title search.

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 east line of the southeast quarter of the southeast quarter of Section 29 used as an assumed bearing of North 01°37'23" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of April 17, 1995.

Prior Deed: Official Records Volume \_\_\_\_\_, Page \_\_\_\_\_.

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Description of Parcel No. 9

Situated in the State of Ohio, County of Athens, Township of Ames, being part in Section 23 and part in Section 29, Range 13 West, Township 6 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for reference at an iron pin found at the southwest corner of Section 23 and the southeast corner of Section 29 (Note: Reference bearing on the east line of the southeast quarter of Section 29 used as North 01°37'23" East.);

thence, with the west line of Section 23, the east line of Section 29, the east line of a 140.89 acres tract as conveyed to Denny A. Keaton by Official Records Volume 68, Page 409 (Third Tract), and the west line of a 46.33 acres tract as conveyed to Philip M. and Elizebeth I. Linscott by Deed Volume 334, Page 761 and Deed Volume 369, Page 103 of the Athens County Recorder's Office, the following two courses:

- (1) North 01°37'23" East a distance of 1,997.51 feet to an unmarked stone found at the northeast corner of said Keaton property;
- (2) thence North 01°01'34" East a distance of 1,255.56 feet to an iron pin set at a marked stone found at the northwest corner of said Linscott property;

thence, leaving the property line, North 82°29'41" West a distance of 442.00 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing, North 82°29'41" West a distance of 327.75 feet to a point in the centerline of County Road No. 94 (Swett Hollow Road) at the southeast corner of a 58.75 acres tract as conveyed to Wahneta Wolf and James Paul Linscott by Deed Volume 202, Page 160 and Deed Volume 340, Page 751 of the Athens County Recorder's Office, passing through two iron pins set at distances of plus 197.75 feet and plus 297.75 feet, respectively;

thence, with the centerline of existing County Road No. 94 which is the southeast line of said Wolf and Linscott property, the following nine courses:

- (1) North 26°28'23" East a distance of 227.17 feet to a point;
- (2) thence North 21°48'52" East a distance of 276.14 feet to a point;

Description of Parcel No. 9

- (3) thence North  $26^{\circ}51'12''$  East a distance of 79.61 feet to a point;
- (4) thence North  $38^{\circ}37'05''$  East a distance of 103.76 feet to a point;
- (5) thence North  $43^{\circ}48'23''$  East a distance of 102.98 feet to a point;
- (6) thence North  $47^{\circ}57'33''$  East a distance of 189.99 feet to a point;
- (7) thence North  $51^{\circ}39'04''$  East a distance of 121.41 feet to a point;
- (8) thence North  $73^{\circ}21'30''$  East a distance of 145.65 feet to a point;
- (9) thence North  $88^{\circ}26'55''$  East a distance of 23.84 feet to a point in the east line of Section 29 and the west line of Section 23;

thence, with the section line and the east line of the aforementioned Wolf and Linscott property, North  $00^{\circ}41'24''$  East a distance of 144.00 feet to a point in the centerline of County Road No. 36 (Hooper Ridge Road), passing through two iron pins set at distances of plus 33.00 feet and plus 106.00 feet, respectively;

thence, with the centerline of County Road No. 36, the southwest line of a 20.54 acres tract as conveyed to Charles Burgess by Deed Volume 300, Page 408, and the west line of a 23.30 acres tract as conveyed to Hubert Arza Linscott by Deed Volume 336, Page 505 of the Athens County Recorder's Office, the following three courses:

- (1) South  $49^{\circ}04'21''$  East a distance of 60.30 feet to a point;
- (2) thence South  $39^{\circ}11'21''$  East a distance of 122.75 feet to a point;
- (3) thence South  $33^{\circ}16'21''$  East a distance of 156.79 feet to a point;

thence, leaving the road, South  $37^{\circ}49'22''$  West a distance of 1,078.76 feet to the Point of Beginning, passing over the west line of Section 23 and the east line of Section 29 at a distance of plus 351.74 feet and passing through two iron pins set at distances of plus 32.82 feet and plus 132.82 feet, respectively;

containing 10.019 acres, more or less, of which:

- 1.392 acres are in Section 23 and
- 8.627 acres are in Section 29.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of County Road No. 36.

Subject to the right-of-way of County Road No. 94.

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Description of Parcel No. 9

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

Subject to a 50.00 feet wide easement (in Section 29) 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 County Road No. 94. Said easement runs in a southwest to northeast direction across the west end of the above described property with the west line of said easement being the centerline of County Road No. 94. Containing 1.458 acres, more or less, of easement.

Subject to 100.00 feet wide easement (in Section 23) 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 County Road No. 94. Said easement runs in an east-west direction across the northeast part of the above described property with the centerline of said easement being the centerline of County Road No. 94. Containing 0.459 acres, more or less, of easement.

Subject to another 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 County Road No. 36. Said easement runs in a northwest to southwest direction across the east end of the above described property with the east line of said easement being the centerline of County Road No. 36. Containing 0.390 acres, more or less, of easement.

Subject to any facts that may be disclosed in a full and accurate title search.

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 east line of the southeast quarter of the southeast quarter of Section 29 used as an assumed bearing of North 01°37'23" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of April 17, 1995.

Prior Deed: Official Records Volume \_\_\_\_\_, Page \_\_\_\_\_.

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Description of Parcel No. 10

Situated in the State of Ohio, County of Athens, Township of Ames, being part in Section 23 and part in Section 29, Range 13 West, Township 6 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for reference at an iron pin found at the southwest corner of Section 23 and the southeast corner of Section 29 (Note: Reference bearing on the east line of the southeast quarter of Section 29 used as North 01°37'23" East.);

thence, with the west line of Section 23, the east line of Section 29, the east line of a 140.89 acres tract as conveyed to Denny A. Keaton by Official Records Volume 68, Page 409 (Third Tract), and the west line of a 46.33 acres tract as conveyed to Philip M. and Elizebeth I. Linscott by Deed Volume 334, Page 761 and Deed Volume 369, Page 103 of the Athens County Recorder's Office, the following two courses:

- (1) North 01°37'23" East a distance of 1,997.51 feet to an unmarked stone found at the northeast corner of said Keaton property;
- (2) thence North 01°01'34" East a distance of 1,255.56 feet to an iron pin set at a marked stone found at the northwest corner of said Linscott property, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the property line, North 82°29'41" West a distance of 442.00 feet to an iron pin set;

thence North 37°49'22" East a distance of 1,078.76 feet to a point in the centerline of County Road No. 36 (Hooper Ridge Road), passing over the east line of Section 29 and the west line of Section 23 at a distance of plus 727.02 feet and passing through two iron pins set at distances of plus 945.94 feet and plus 1,045.94 feet, respectively;

thence, with the centerline of County Road No. 36 and the west line of a 23.30 acres tract as conveyed to Hubert Arza Linscott by Deed Volume 336, Page 505 of the Athens County Recorder's Office, the following three courses:

- (1) South 33°16'21" East a distance of 29.55 feet to a point;
- (2) thence South 39°06'21" East a distance of 288.38 feet to a point;
- (3) thence South 40°29'21" East a distance of 68.85 feet to a point;

Description checked for  
Maximum Accuracy  
ATHENS COUNTY  
RECORDS OFFICE  
*Brenda King*  
4-24-95

AMS # 2-3  
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thence, leaving the road, South 37°25'46" West a distance of 766.91 feet to the Point of Beginning, passing through two iron pins set at distances of plus 36.63 feet and plus 136.63 feet, respectively;

containing 8.013 acres, more or less, of which:  
4.829 acres are in Section 23 and  
3.184 acres are in Section 29.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of County Road No. 36.

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 County Road No. 36. Said easement runs in a northwest to southwest direction across the east end of the above described property with the east line of said easement being the centerline of County Road No. 36. Containing 0.444 acres, more or less, of easement.

Subject to any facts that may be disclosed in a full and accurate title search.

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 east line of the southeast quarter of the southeast quarter of Section 29 used as an assumed bearing of North 01°37'23" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of April 17, 1995.

Prior Deed: Official Records Volume \_\_\_\_\_, Page \_\_\_\_\_.

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Description of Parcel No. 11

Situated in the State of Ohio, County of Athens, Township of Ames, being in Section 23, Range 13 West, Township 6 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for reference at an iron pin found at the southwest corner of Section 23 (Note: Reference bearing on the west line of the southwest quarter of Section 23 used as North 01°37'23" East.);

thence, with the west line of Section 23, the east line of Section 29, the east line of a 140.89 acres tract as conveyed to Denny A. Keaton by Official Records Volume 68, Page 409 (Third Tract), and the west line of a 46.33 acres tract as conveyed to Philip M. and Elizabeth I. Linscott by Deed Volume 334, Page 761 and Deed Volume 369, Page 103 of the Athens County Recorder's Office, the following two courses:

- (1) North 01°37'23" East a distance of 1,997.51 feet to an unmarked stone found at the northeast corner of said Keaton property;
- (2) thence North 01°01'34" East a distance of 1,255.56 feet to an iron pin set at a marked stone found at the northwest corner of said Linscott property, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the property line, North 37°25'46" East a distance of 766.91 feet to a point in the centerline of County Road No. 36 (Hooper Ridge Road), passing through two iron pins set at distances of plus 630.28 feet and plus 730.28 feet, respectively;

thence, with the centerline of County Road No. 36 and the west line of a 23.30 acres tract as conveyed to Hubert Arza Linscott by Deed Volume 336, Page 505 of the Athens County Recorder's Office, the following four courses:

- (1) thence South 40°29'21" East a distance of 44.86 feet to a point;
- (2) thence South 36°49'21" East a distance of 161.25 feet to a point;
- (3) thence South 30°31'21" East a distance of 160.00 feet to a point;
- (4) thence South 27°19'21" East a distance of 358.12 feet to a point at the northeast corner of a 46.33 acres tract as conveyed to Philip M. and Elizabeth I. Linscott by Deed Volume 334, Page 761 and Deed 369, Page 103 of the Athens County Recorder's Office;

thence, leaving the road with the north line of said Linscott property, North 89°18'12" West a distance of 837.58 feet to the Point of Beginning, passing through an iron pin set at a distance of plus 34.50 feet;

containing 6.149 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 County Road No. 36.

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 County Road No. 36. Said easement runs in a northwest to southwest direction across the east end of the above described property with the east line of said easement being the centerline of County Road No. 36. Containing 0.831 acres, more or less, of easement.

Subject to any facts that may be disclosed in a full and accurate title search.

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 east line of the southeast quarter of the southeast quarter of Section 29 used as an assumed bearing of North 01°37'23" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of April 17, 1995.

Prior Deed: Official Records Volume \_\_\_\_\_, Page \_\_\_\_\_.

Description of Parcel No. 12

Situated in the State of Ohio, County of Athens, Township of Ames, being in Section 29, Range 13 West, Township 6 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for reference at an iron pin found at the southeast corner of Section 29 (Note: Reference bearing on the east line of the southwest quarter of Section 29 used as North 01°37'23" East.);

thence, with the west line of Section 23, the east line of Section 29, the east line of a 140.89 acres tract as conveyed to Denny A. Keaton by Official Records Volume 68, Page 409 (Third Tract), and the west line of a 46.33 acres tract as conveyed to Philip M. and Elizabeth I. Linscott by Deed Volume 334, Page 761 and Deed Volume 369, Page 103 of the Athens County Recorder's Office, the following two courses:

- (1) North 01°37'23" East a distance of 1,997.51 feet to an unmarked stone found at the northeast corner of said Keaton property;
- (2) thence North 01°01'34" East a distance of 712.56 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the property line, North 66°55'34" West a distance of 952.22 feet to a point in the centerline of County Road No. 94 (Swett Hollow Road), passing through two iron pins set at distances of plus 820.22 feet and plus 920.22 feet, respectively;

thence, with the centerline of County Road No. 94, North 24°24'03" East a distance of 296.78 feet to a point at the southeast corner of a 58.75 acres tract as conveyed to Wahneta Wolf and James Paul Linscott by Deed Volume 202, Page 160 and Deed Volume 340, Page 751 of the Athens County Recorder's Office;

thence, leaving the road, South 82°29'41" East a distance of 769.75 feet to an iron pin set at a marked stone found in the east line of Section 29 at the northwest corner of the aforementioned Philip M. Linscott property, passing through three iron pins set at distances of plus 30.00 feet, plus 130.00 feet, and plus 327.75 feet, respectively;

thence, with the section line and the west line of said Linscott property, South 01°01'34" West a distance of 543.00 feet to the Point of Beginning;

containing 8.010 acres, more or less.

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Description of Parcel No. 12

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of County Road No. 94.

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 County Road No. 94. Said easement runs in a north-south direction across the west end of the above described property with the west line of said easement being the centerline of County Road No. 94. Containing 0.341 acres, more or less, of easement.

Subject to any facts that may be disclosed in a full and accurate title search.

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 east line of the southeast quarter of the southeast quarter of Section 29 used as an assumed bearing of North 01°37'23" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of April 17, 1995.

Prior Deed: Official Records Volume \_\_\_\_\_, Page \_\_\_\_\_.

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Description of Parcel No. 13

Situated in the State of Ohio, County of Athens, Township of Ames, being in Section 29, Range 13 West, Township 6 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for reference at an iron pin found at the southeast corner of Section 29 (Note: Reference bearing on the east line of the southwest quarter of Section 29 used as North 01°37'23" East.);

thence, with the west line of Section 23, the east line of Section 29, the east line of a 140.89 acres tract as conveyed to Denny A. Keaton by Official Records Volume 68, Page 409 (Third Tract), and the west line of a 46.33 acres tract as conveyed to Philip M. and Elizabeth I. Linscott by Deed Volume 334, Page 761 and Deed Volume 369, Page 103 of the Athens County Recorder's Office, North 01°37'23" East a distance of 1,997.51 feet to an unmarked stone found at the northeast corner of said Keaton property, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning with the north line of said Keaton property, South 47°58'30" West a distance of 280.00 feet to an iron pin set;

thence, leaving the property line, North 35°11'11" West a distance of 1,350.55 feet to a point in the centerline of County Road No. 94 (Swett Hollow Road), passing through two iron pins set at distances of plus 1,219.55 feet and plus 1,319.55 feet, respectively;

thence, with the centerline of County Road No. 94, the following two courses:

(1) North 40°40'18" East a distance of 76.85 feet to a point;

(2) thence North 33°17'01" East a distance of 132.79 feet to a point;

thence, leaving the road, South 66°55'34" East a distance of 952.22 feet to an iron pin set in the east line of Section 29 and in the west line of the aforementioned Philip M. Linscott property, passing through two iron pins set at distances of plus 32.00 feet and plus 132.00 feet, respectively;

thence, with the section line and the west line of said Linscott property, South 01°01'34" West a distance of 712.56 feet to the Point of Beginning;

containing 14.723 acres, more or less.

Page 2 of 2

Description of Parcel No. 13

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of County Road No. 94.

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 County Road No. 94. Said easement runs in a north-south direction across the west end of the above described property with the west line of said easement being the centerline of County Road No. 94. Containing 0.241 acres, more or less, of easement.

Subject to any facts that may be disclosed in a full and accurate title search.

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 east line of the southeast quarter of the southeast quarter of Section 29 used as an assumed bearing of North 01°37'23" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of April 17, 1995.

Prior Deed: Official Records Volume \_\_\_\_\_, Page \_\_\_\_\_.

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Description of Parcel No. 14

Situated in the State of Ohio, County of Athens, Township of Ames, being in Section 29, Range 13 West, Township 6 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for reference at an iron pin found at the southeast corner of Section 29 (Note: Reference bearing on the east line of the southwest quarter of Section 29 used as North 01°37'23" East.);

thence, with the west line of Section 23, the east line of Section 29, the east line of a 140.89 acres tract as conveyed to Denny A. Keaton by Official Records Volume 68, Page 409 (Third Tract), and the west line of a 46.33 acres tract as conveyed to Philip M. and Elizabeth I. Linscott by Deed Volume 334, Page 761 and Deed Volume 369, Page 103 of the Athens County Recorder's Office, North 01°37'23" East a distance of 1,997.51 feet to an unmarked stone found at the northeast corner of said Keaton property;

thence, with the north line of said Keaton property, South 47°58'30" West a distance of 280.00 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the north line of said Keaton property, the following two courses:

- (1) South 47°58'30" West a distance of 160.00 feet to an iron pin set;
- (2) thence North 82°46'20" West a distance of 770.07 feet to an iron pin set;

thence, leaving the property line, North 06°33'04" West a distance of 1,016.37 feet to a point in the centerline of County Road No. 94 (Swett Hollow Road), passing through two iron pins set at distances of plus 873.37 feet and plus 973.37 feet, respectively;

thence, with the centerline of County Road No. 94, the following two courses:

- (1) North 67°39'26" East a distance of 190.70 feet to a point;
- (2) thence North 54°14'23" East a distance of 54.39 feet to a point;

thence, leaving the road, South 35°11'11" East a distance of 1,350.55 feet to the Point of Beginning, passing through two iron pins set at distances of plus 31.00 feet and plus 131.00 feet, respectively;

Page 2 of 2

Description of Parcel No. 14

containing 15.015 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 County Road No. 94.

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 County Road No. 94. Said easement runs in an east-west direction across the north end of the above described property with the north line of said easement being the centerline of County Road No. 94. Containing 0.281 acres, more or less, of easement.

Subject to any facts that may be disclosed in a full and accurate title search.

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 east line of the southeast quarter of the southeast quarter of Section 29 used as an assumed bearing of North 01°37'23" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of April 17, 1995.

Prior Deed: Official Records Volume \_\_\_\_\_, Page \_\_\_\_\_.

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Description of Parcel No. 15

Situated in the State of Ohio, County of Athens, Township of Ames, being in Section 29, Range 13 West, Township 6 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for reference at an iron pin found at the southeast corner of Section 29 (Note: Reference bearing on the east line of the southwest quarter of Section 29 used as North 01°37'23" East.);

thence, with the west line of Section 23, the east line of Section 29, the east line of a 140.89 acres tract as conveyed to Denny A. Keaton by Official Records Volume 68, Page 409 (Third Tract), and the west line of a 46.33 acres tract as conveyed to Philip M. and Elizabeth I. Linscott by Deed Volume 334, Page 761 and Deed Volume 369, Page 103 of the Athens County Recorder's Office, North 01°37'23" East a distance of 1,997.51 feet to an unmarked stone found at the northeast corner of said Keaton property;

thence, with the north line of said Keaton property, the following two courses:

- (1) South 47°58'30" West a distance of 440.00 feet to an iron pin set;
- (2) thence North 82°46'20" West a distance of 770.07 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the north line of said Keaton property, North 82°46'20" West a distance of 400.00 feet to an iron pin set;

thence, with an easterly line of said Keaton property and the east line of a 1.00 acre tract as conveyed to Mogel Mayles by Official Records Volume 76, Page 905 of the Athens County Recorder's Office, North 03°11'03" West a distance of 966.50 feet to a point in the centerline of County Road No. 94 (Swett Hollow Road), passing through an iron pin set at a distance of plus 941.54 feet;

thence, with the centerline of County Road No. 94, the following five courses:

- (1) North 80°41'10" East a distance of 28.83 feet to a point;
- (2) thence North 83°50'16" East a distance of 39.44 feet to a point;
- (3) thence South 81°10'17" East a distance of 178.40 feet to a point;

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: Brenda King  
DATE: 4-24-95

AMS# 29  
57

Description of Parcel No. 15

(4) thence South 88°36'35" East a distance of 26.59 feet to a point;

(5) thence North 78°04'21" East a distance of 65.44 feet to a point;

thence, leaving the road, South 06°33'04" East a distance of 1,016.37 feet to the Point of Beginning, passing through two iron pins set at distances of plus 43.00 feet and plus 143.00 feet, respectively;

containing 8.214 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 County Road No. 94.

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 County Road No. 94. Said easement runs in an east-west direction across the north end of the above described property with the north line of said easement being the centerline of County Road No. 94. Containing 0.389 acres, more or less, of easement.

Subject to any facts that may be disclosed in a full and accurate title search.

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 east line of the southeast quarter of the southeast quarter of Section 29 used as an assumed bearing of North 01°37'23" East.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of April 17, 1995.

Prior Deed: Official Records Volume \_\_\_\_\_, Page \_\_\_\_\_.

## II. Duty to Transfer

In transferring real property, the county auditor must follow Revised Code section 319.20, which states that after complying with section 319.202 the auditor shall transfer the land. This duty is mandatory. 1980 Ohio Att'y Gen. Op. 29. Section 319.202 only deals with the declaration of value and the payment of the conveyance fee or exceptions therefrom. These are the only statutory conditions precedent to the transferring of real property.

The Ohio Supreme Court has recently overturned a longstanding judicial exception to this general rule, which said that the county auditor could refuse to transfer real estate, if the description of the land was legally insufficient. Now, in State ex rel. Taraloca Land Co. v. Fawley, 70 Ohio St.3d 441 (1994), the Court held that the county auditor has neither the authority nor the duty to pass judgment upon the authenticity or validity of deeds, including the legal description. The auditor must transfer the deed under section 319.20 and, if necessary, the auditor can demand a survey to get an accurate description of the property under section 5713.02.

As a result of this opinion, the Ohio Attorney General issued 1994 Ohio Att'y Gen. Op. 66 overruling parts of 1986 Ohio Att'y Gen. Op. 28 and 1987 Ohio Att'y Gen. Op. 110. Moreover, the 1994 opinion states that neither the county auditor, the county recorder, nor the regional planning commission has the authority to promulgate rules requiring the review of any deed's legal description before transfer or recording. However, other statutory prerequisites may exist. For example, certain certificates are required to be filed regarding the conveyance of property to or from a partnership under section 1777.02. In addition, section 711.121 requires a county auditor or county recorder to refuse to process or record a deed if the attempted conveyance would create a subdivision, and the grantor has not complied with a rule promulgated under section 711.05, 711.09, or 711.10.



# General Warranty Deed\*

Bruner Land Company, an Ohio partnership, of Guernsey County, Ohio

for valuable consideration paid, grant(s) with general warranty covenants, to

Bruner Land Company, an Ohio partnership  
Box 98, Byesville, Ohio 43723

, whose tax-mailing address is

the following **REAL PROPERTY**: Situated in the County of Athens in the State  
of Ohio and in the Township of Ames

(For legal description see attached sheet.)

The property described above is subject to the following covenants, conditions and restrictions attached hereto as Exhibit A, and are to run with the land and be binding upon and inure to the benefit of all persons claiming title to said property and shall be effective henceforth.

Prior Instrument Reference: Volume 195 Page 119 of the Deed Records of Athens County, Ohio.

~~Grantor releases all rights of donor therein.~~ Witness his hand(s) this 16th day of May, 19 95

Signed and acknowledged in presence of:

Bruner Land Company

Berniece R. Canaday  
Berniece R. Canaday

BY: Douglas R. Bruner  
Douglas R. Bruner, a partner

Karen Chapman  
Karen Chapman

State of Ohio County of Guernsey ss.

BE IT REMEMBERED, That on this 16th day of May, 19 95, before me, the subscriber, a notary public in and for said state, personally came,

Bruner Land Company, an Ohio partnership by Douglas R. Bruner, a partner the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be his voluntary act and deed.

and the voluntary act and deed of the partnership  
IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my notarial seal on the day and year last aforesaid.

Karen Chapman

This instrument was prepared by Bruner Land Company



KAREN CHAPMAN, Notary Public  
STATE OF OHIO

My Commission Expires 10-14-98

- (1) Name of Grantor(s) and marital status.
- (2) Description of land or interest therein, and encumbrances, reservations, and exceptions, and assessments, if any.
- (3) Delete whichever does not apply.
- (4) Execution in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Stamps

60

# SURVEY PLAT

for

## BRUNER LAND CO.

61

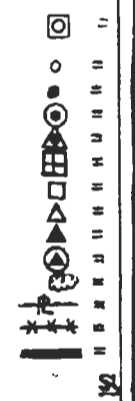
Situated in the State of Ohio, County of ATHENS, Township of AMES,  
being IN SECTIONS 23 AND 29

Range 13 West, Township 6 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 JACKSONVILLE.
- (4) Survey plat by KENNETH E. HIGHLAND.
- (5) Survey plat by WILLIAM M. WATKINS (C.M.H.T)
- (6) Survey plat by PAUL J. EDWARDS.
- (7) " " " " GREGORY K. WRIGHT.
- (8) \_\_\_\_\_
- (9) \_\_\_\_\_

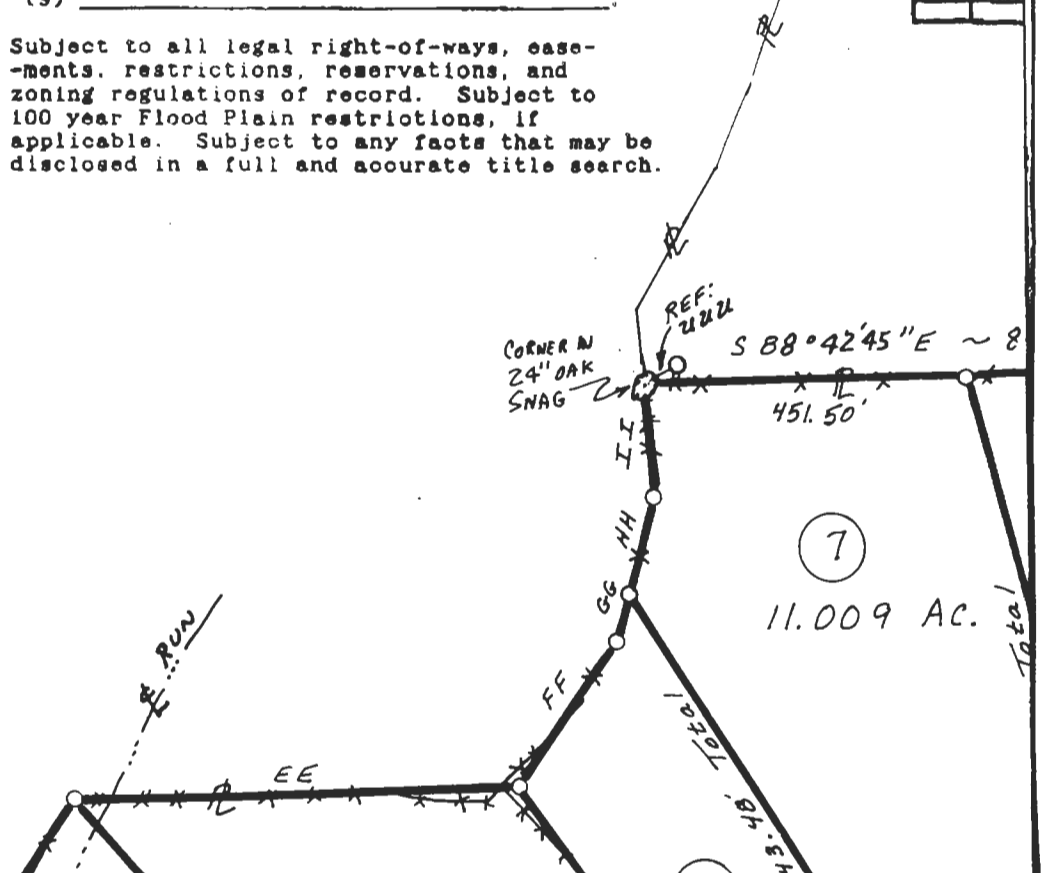
Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record. Subject to 100 year Flood Plain restrictions, if applicable. Subject to any facts that may be disclosed in a full and accurate title search.



I HEREBY CERTIFY AND CORRECT AND THAT FIELD SURVEY

April 13

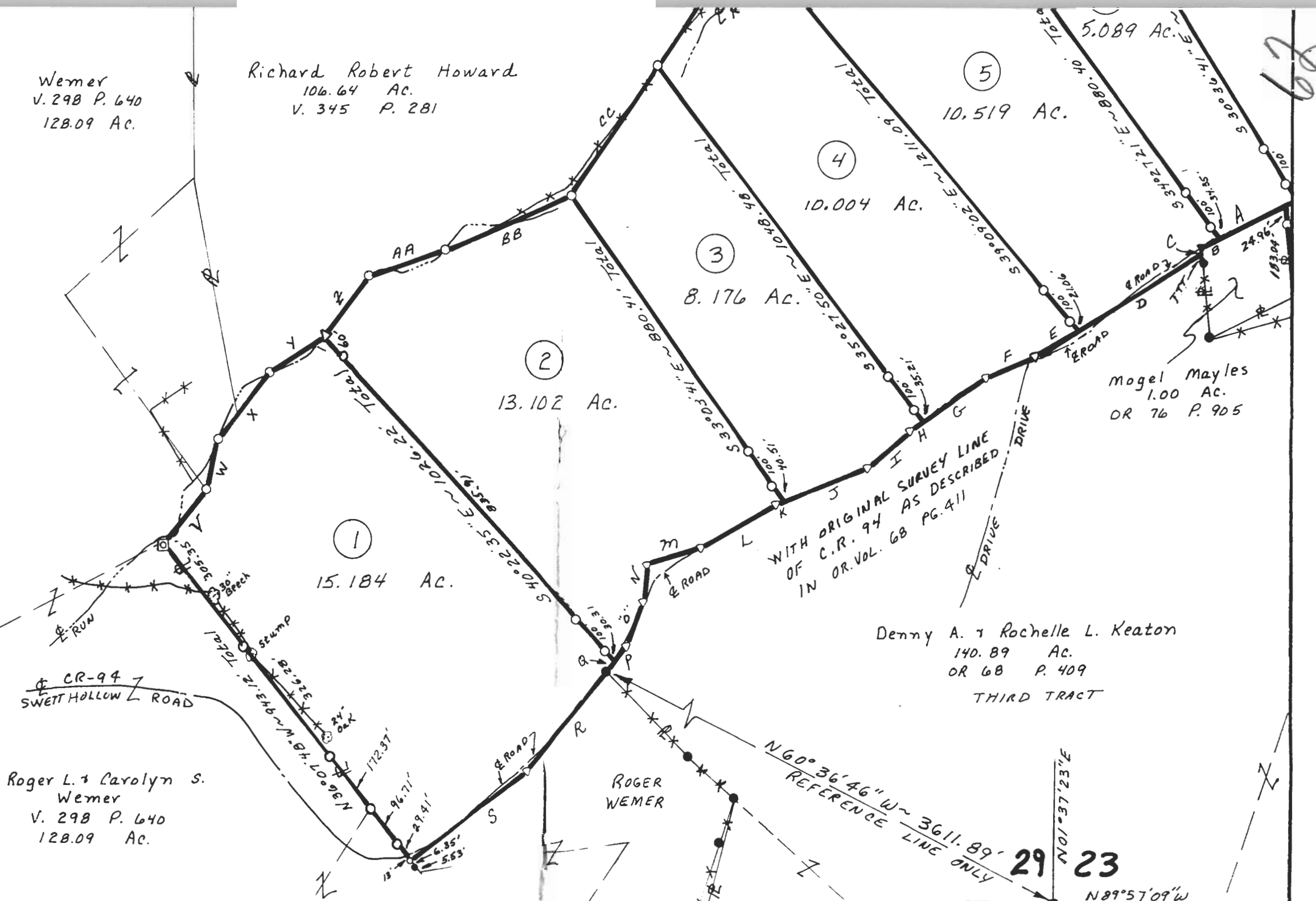
Day	RE



(7)  
11.009 AC. Total

Werner  
V. 298 P. 640  
128.09 Ac.

Richard Robert Howard  
106.64 Ac.  
V. 345 P. 281



Mogel Mayles  
1.00 Ac.  
OR 76 P. 905

Denny A. & Rochelle L. Keaton  
140.89 Ac.  
OR 68 P. 409  
THIRD TRACT

Roger L. & Carolyn S. Werner  
V. 298 P. 640  
128.09 Ac.

ROGER WEMER

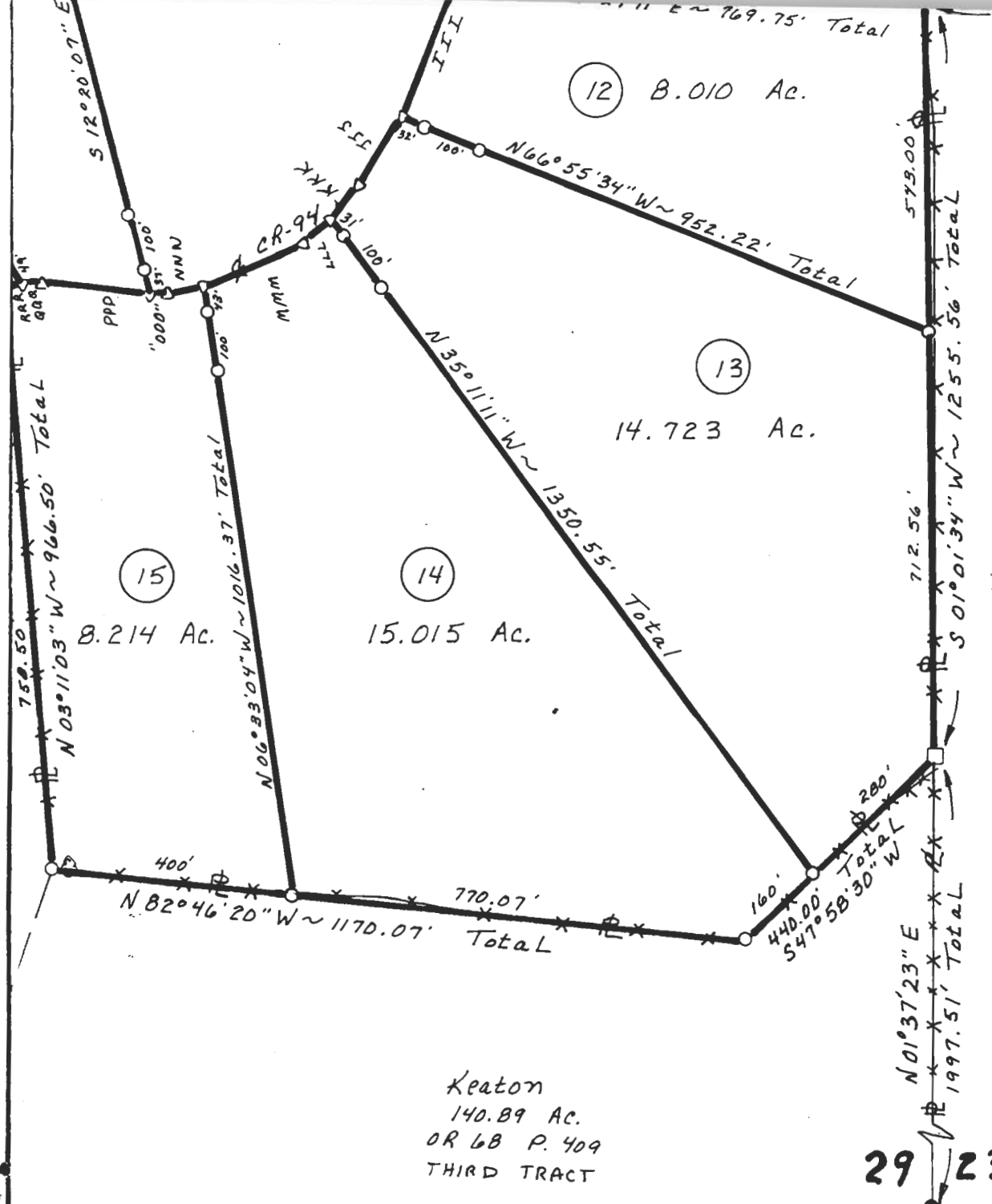
29 23

EPA 35 EPA 33

29



64



837.58' TOTAL  
 N89°18'12" W  
 Philip M. & Elizabeth I.  
 Linscott, Trustees  
 46.33 Ac.  
 V.334 P.761 & V.369 P.103

LINE	BEARING	DIST.
A	S65°10'57" W	176.34'
B	S65°10'57" W	48.95'
C	S03°11'03" E	9.03'
D	S60°02'12" W	346.22'
E	S60°02'12" W	118.22'
F	S68°02'26" W	132.00'
G	S58°32'26" W	179.64'
H	S58°32'26" W	42.78'
I	S50°32'26" W	132.00'
J	S71°32'26" W	217.54'
K	S71°32'26" W	12.14'
L	S60°52'26" W	211.86'
M	S74°02'26" W	138.60'
N	S05°02'26" W	89.76'
O	S26°02'26" W	109.56'
P	S42°00'16" W	32.22'
Q	S42°00'16" W	37.10'
R	S41°04'46" W	306.84'
S	S54°49'46" W	341.22'
T		
U		
V	N39°22'12" E	169.62'
W	N18°34'08" E	115.06'
X	N37°39'28" E	198.00'
Y	N59°09'28" E	153.12'
Z	N39°09'28" E	181.50'
AA	N76°39'28" E	198.00'
BB	N65°39'28" E	316.14'
CC	N36°39'28" E	363.00'
DD	N37°39'28" E	363.00'
EE	S88°59'23" E	610.50'
FF	N35°04'16" E	236.94'
GG	N18°34'16" E	60.00'
HH	N18°34'16" E	134.04'
II	N03°33'54" W	165.00'

LINE	BEARING	DIST.
JJ		
KK	N26°28'23" E	227.17'
LL	N21°48'52" E	276.14'
MM		
NN	N26°51'12" E	79.61'
OO	N38°37'05" E	103.76'
PP	N43°48'23" E	102.98'
QQ		
RR	N47°57'33" E	189.99'
SS	N51°39'04" E	121.41'
TT	N73°21'30" E	145.65'
UU	N88°26'55" E	23.84'
VV	N00°41'24" E	144.00'
WW		
XX	S49°04'21" E	60.30'
YY	S39°11'21" E	122.75'
ZZ	S33°16'21" E	156.79'
AAA	S33°16'21" E	29.55'
BBB	S39°06'21" E	288.38'
CCC	S40°29'21" E	68.85'
DDD	S40°29'21" E	44.86'
EEE	S36°49'21" E	161.25'
FFF	S30°31'21" E	160.00'
GGG	S27°19'21" E	358.12'
HHH		
III	S24°24'03" W	296.78'
JJJ	S33°17'01" W	132.79'
KKK	S40°40'18" W	76.85'
LLL	S54°14'23" W	54.39'
MMM	S67°39'26" W	190.70'
NNN	S78°04'21" W	65.44'
OOO	N88°36'35" W	26.59'
PPP	N81°10'17" W	178.40'
QQQ	S83°50'16" W	39.44'
RRR	S80°41'10" W	28.83'
SSS		
TTT	S03°11'03" E	8.28'
UUU	S89°09'49" W	2.08'

29 23  
 FRA. 35 FRA. 23

Keaton  
 140.89 Ac.  
 OR 6B P. 409  
 THIRD TRACT



# SURVEY PLAT

for  
**BRUNER LAND CO.**

Situated in the State of Ohio, County of ATHENS Township of AMES being IN SECTIONS 23 AND 24 Range 13 West, Township 6 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 JACKSONVILLE.
  - (4) Survey plat by KENNETH E. HIGHLAND.
  - (5) Survey plat by WILLIAM M. WATKINS (C.M.H.T.).
  - (6) Survey plat by PAUL J. EDWARDS.
  - (7) U. H. GREGORY & WRIGHT.
  - (8)
  - (9)

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.

- = IRON PIN SET AT MARKED STONE FOUND
- = 1/2" iron pin set capped "Claus 8458"
- = 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.



**CLAUS SURVEYING**  
ROGER W. CLAUS, P.S.  
(614) 567-3188  
33310 TH 2085  
Lewisville, Ohio 43754

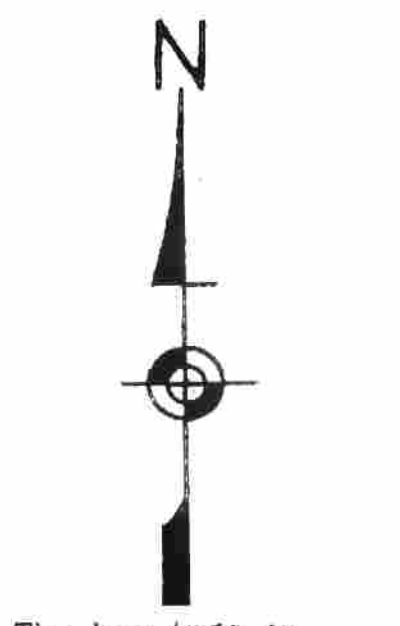


**SURVEYOR'S CERTIFICATION**  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES.

April 14, 1995 *Roger W. Claus*  
Roger W. Claus, P.S. 8458  
33310 TH 2085  
Lewisville, Ohio 43754  
(614) 567-3188

REVISED	DATE	INITIALS

30 24  
29 23  
Sec. 24  
Sec. 23



The bearings on this plat are for angle calculations only and are based on THE EAST LINE OF THE S.E. 1/4 OF S.E. 1/4 OF SEC. 24 used as N 01° 37' 23" E.

SCALE 1" = 200 FT.  
0 200' 400'

