

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

AMS# 29
42

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 _____.

SURVEY PLAT for BRUNER LAND CO.

Situating 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 F. 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 6456"
- ◐ = 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) 567-3168
33310 TH 2065
Lewisville, Ohio 43754



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.

May 14, 1995 *Roger W. Claus*
Roger W. Claus, P.S. 6466
33310 TH 2065
Lewisville, Ohio 43754
(614) 567-3168

DATE	REVISIONS

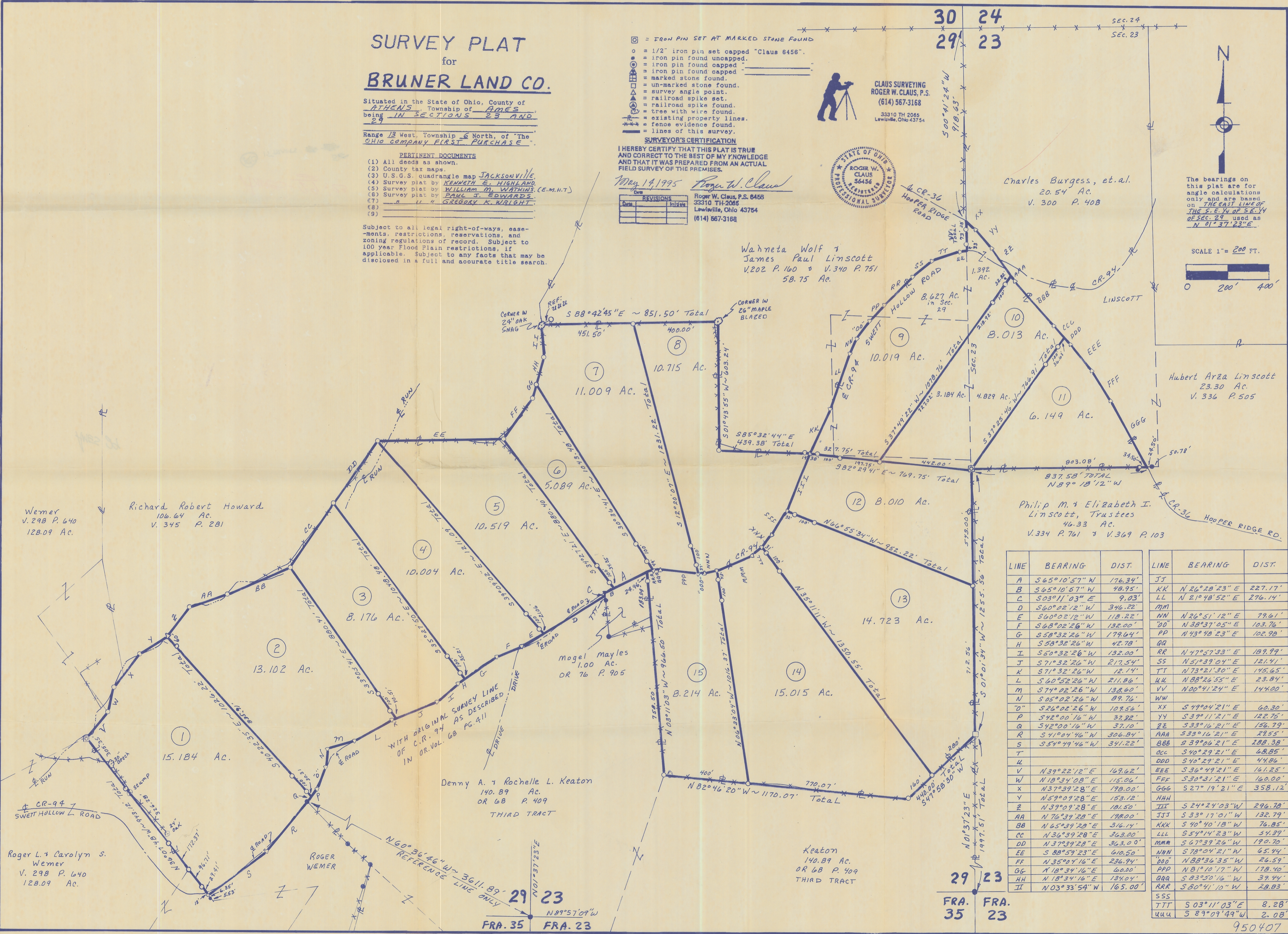
Sec. 24
Sec. 23

30 24
29 23



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

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



LINE	BEARING	DIST.	LINE	BEARING	DIST.
A	S 65° 10' 57" W	176.34'	JJ		
B	S 65° 10' 57" W	48.95'	KK	N 26° 20' 23" E	227.17'
C	S 03° 11' 03" E	9.03'	LL	N 21° 40' 52" E	276.14'
D	S 60° 02' 12" W	346.22'	MM		
E	S 60° 02' 12" W	118.22'	NN	N 26° 51' 12" E	79.61'
F	S 68° 02' 26" W	132.00'	OO	N 38° 37' 05" E	103.76'
G	S 58° 32' 26" W	179.64'	PP	N 73° 40' 23" E	102.90'
H	S 58° 32' 26" W	42.78'	QQ		
I	S 50° 32' 26" W	132.00'	RR	N 47° 57' 33" E	189.99'
J	S 71° 32' 26" W	217.54'	SS	N 51° 39' 04" E	121.41'
K	S 71° 32' 26" W	12.14'	TT	N 73° 21' 30" E	115.65'
L	S 60° 52' 26" W	211.86'	UU	N 88° 26' 55" E	23.84'
M	S 74° 02' 26" W	138.60'	VV	N 00° 41' 24" E	144.00'
N	S 05° 02' 26" W	89.76'	WW		
O	S 26° 02' 26" W	109.56'	XX	S 49° 04' 21" E	60.30'
P	S 42° 00' 16" W	37.22'	YY	S 39° 11' 21" W	122.75'
Q	S 42° 00' 16" W	37.10'	ZZ	S 33° 16' 21" E	156.79'
R	S 41° 04' 46" W	306.84'	AAA	S 33° 16' 21" E	28.55'
S	S 51° 49' 46" W	391.22'	BBB	S 39° 06' 21" E	288.38'
T			CCC	S 40° 29' 21" E	68.85'
U			DDD	S 40° 29' 21" E	44.86'
V	N 39° 22' 12" E	169.62'	EEE	S 36° 49' 21" E	161.25'
W	N 18° 34' 08" E	115.06'	FFF	S 30° 31' 21" E	160.00'
X	N 37° 39' 28" E	178.00'	GGG	S 27° 19' 21" E	358.12'
Y	N 59° 09' 28" E	153.12'	HHH		
Z	N 39° 09' 28" E	181.50'	III	S 24° 24' 03" W	296.78'
AA	N 76° 39' 28" E	188.00'	JJJ	S 33° 17' 01" W	132.79'
BB	N 65° 39' 28" E	316.14'	KKK	S 40° 40' 18" W	76.85'
CC	N 36° 39' 28" E	363.00'	LLL	S 54° 04' 23" W	54.39'
DD	N 37° 39' 28" E	363.00'	MMM	S 67° 39' 26" W	190.70'
EE	S 88° 59' 23" E	610.50'	NNN	S 78° 04' 21" W	65.94'
FF	N 35° 04' 16" E	236.94'	OOO	N 88° 36' 35" W	26.59'
GG	N 18° 34' 16" E	60.00'	PPP	N 81° 10' 17" W	178.40'
HH	N 18° 34' 16" E	134.04'	QQQ	S 83° 50' 16" W	39.94'
II	N 03° 33' 54" W	165.00'	RRR	S 80° 41' 10" W	28.83'
			SSS		
			TTT	S 03° 11' 03" E	8.28'
			UUU	S 89° 09' 49" W	2.08'

950407