

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.

51  
AMS# 29

Page 2 of 2

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 \_\_\_\_\_.

52



# 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) A. W. 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

REVISED	DATE	INITIALS

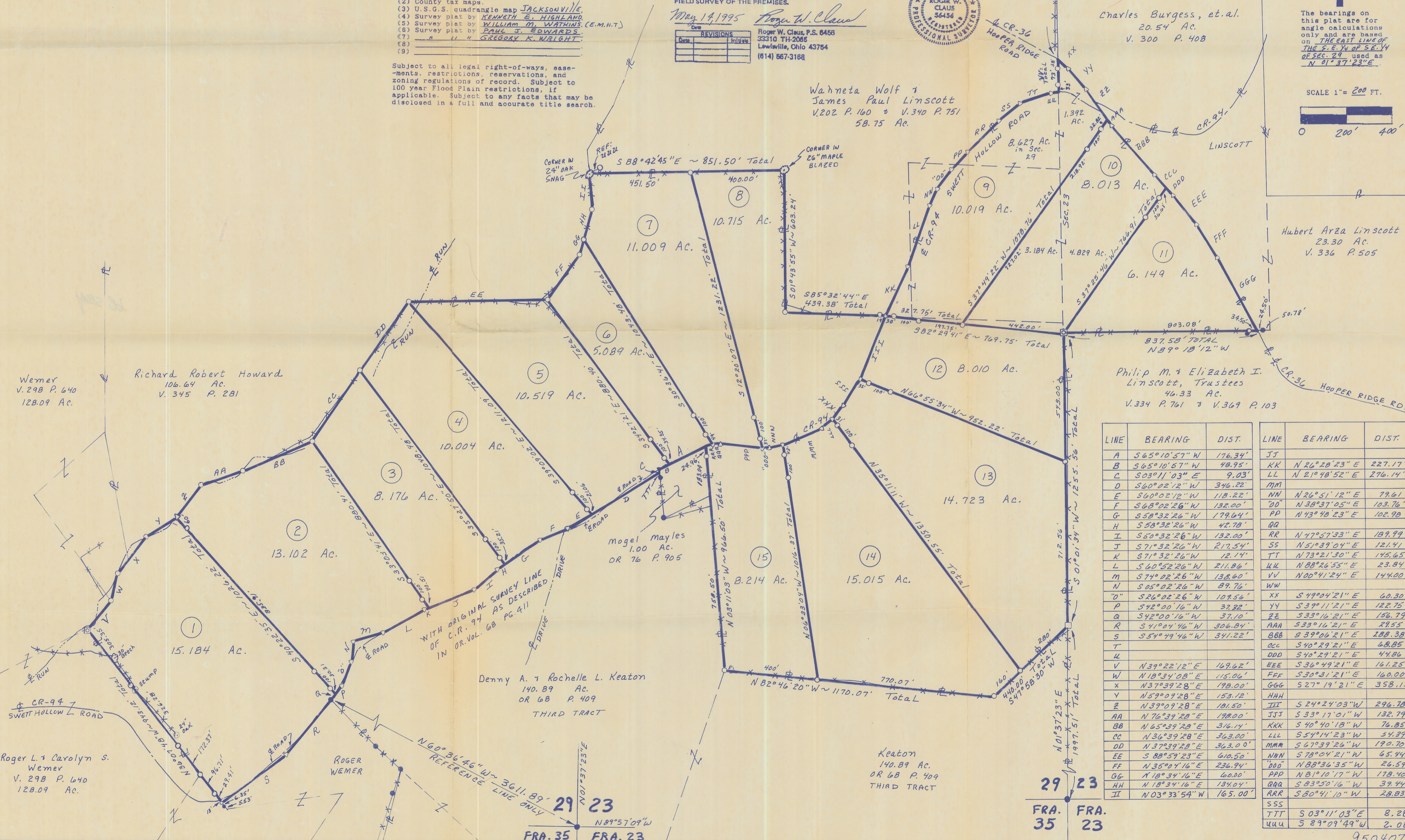
Sec. 24  
Sec. 23

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° 28' 23" E	227.17'
C	S 03° 11' 03" E	9.03'	LL	N 21° 48' 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° 48' 23" E	102.98'
H	S 58° 32' 26" W	42.78'	QQ		
I	S 50° 32' 26" W	132.00'	RR	N 77° 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'

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