

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: Brenda King
DATE: 4-24-95

AMS#29

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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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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 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

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.
May 14, 1995
Roger W. Claus
Roger W. Claus, P.S. 6456
33310 TH 2065
Lewisville, Ohio 43754
(614) 567-3168

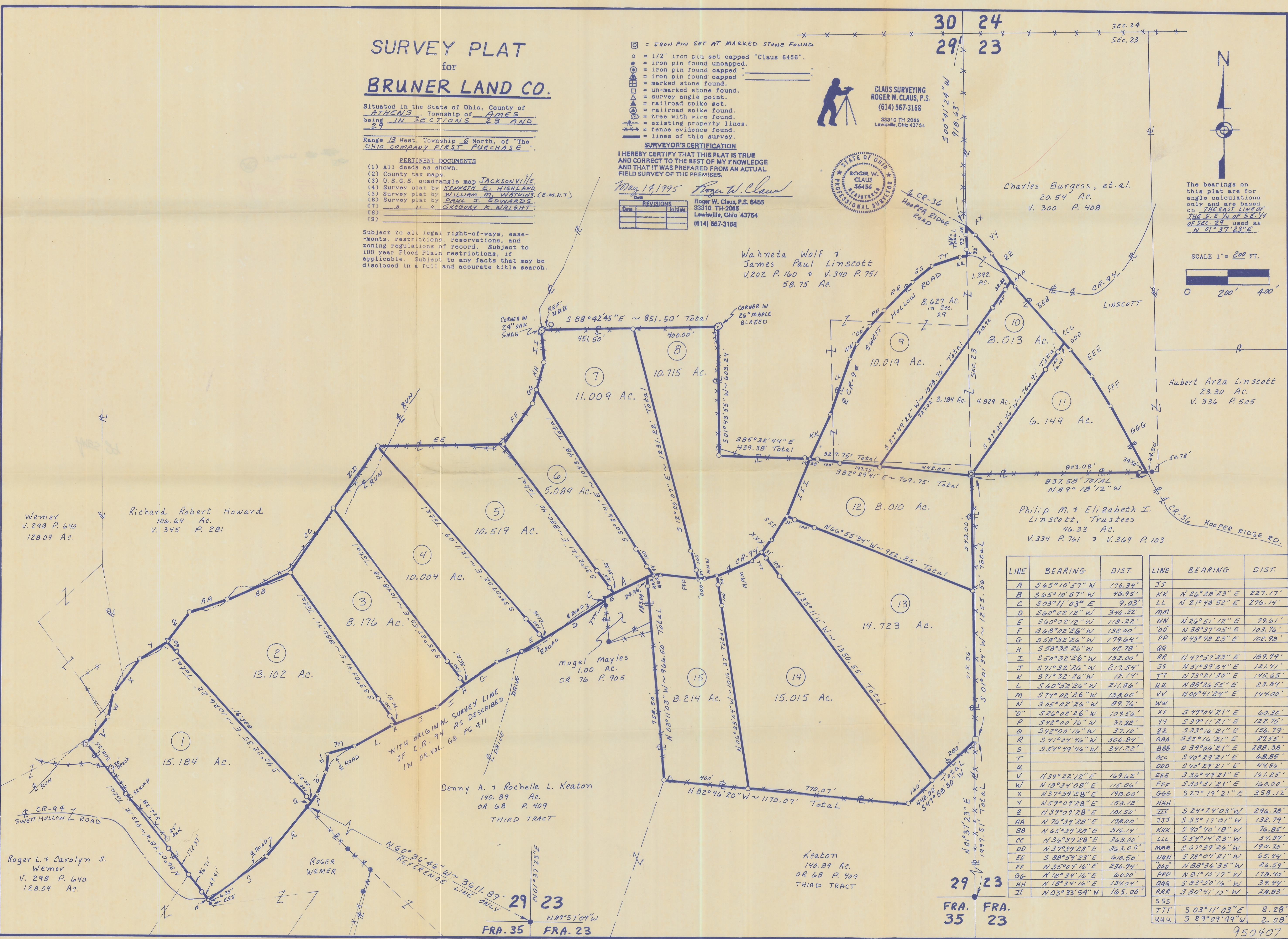


30 24
29 23
Sec. 24
Sec. 23



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. 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	N 26° 28' 23" E	227.17'
B	S 65° 10' 57" W	48.95'	KK	N 21° 48' 52" E	276.14'
C	S 03° 11' 03" E	9.03'	LL	N 38° 37' 05" E	103.76'
D	S 60° 02' 12" W	346.22'	MM	N 73° 48' 23" E	102.98'
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	N 47° 57' 33" E	189.99'
I	S 50° 32' 26" W	132.00'	RR	N 51° 39' 04" E	121.41'
J	S 71° 32' 26" W	217.54'	SS	N 73° 21' 30" E	115.65'
K	S 71° 32' 26" W	12.14'	TT	N 88° 26' 55" E	23.84'
L	S 60° 52' 26" W	211.86'	UU	N 00° 41' 24" E	144.00'
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 39° 06' 21" E	289.55'
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° 49' 28" E	316.14'	KKK	S 40° 40' 18" W	76.85'
CC	N 36° 39' 28" E	363.00'	LLL	S 54° 14' 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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