

## Description of Parcel No. 2 (26.076 Acres)

Being a new split from a 42.085 acres tract as conveyed to Bruner Land Company, Inc. by Official Records Volume 526, Page 2530 of the Athens County Recorder's Office and being bounded and described as follows;

Situated in the State of Ohio, County of Athens, Township of Athens, being part of Farm Lot No. 76 in Section 35, Range 14 West, Township 9 North, of "The Congress Lands East of the Scioto River" and being further bounded and described as follows:

Beginning at a 5/8" iron pin found capped "Linn 7113" in the east line of Section 35, being the northwest corner of Farm Lot No. 141 in Section 29 (Note: Reference bearing on the east line of Farm Lot No. 76 used as South 04°40'09" West);

thence, from said Point of Beginning and running with the east line of Section 35, South 04°40'09" West a distance of 1,303.26 feet to a point in the centerline of County Road No. 22 (Vore Ridge Road), passing through an iron pin set at a distance of plus 1,178.72 feet and passing through a 5/8" iron pin found capped "Linn 7113" at a distance of plus 1,278.72 feet;

thence, with the centerline of County Road No. 22, the following 15 courses:

1. South 74°28'43" West a distance of 30.74 feet to a point;
2. thence South 67°40'42" West a distance of 56.26 feet to a point;
3. thence South 62°07'35" West a distance of 82.67 feet to a point;
4. thence South 59°26'45" West a distance of 235.40 feet to a point;
5. thence South 66°09'15" West a distance of 61.95 feet to a point;
6. thence South 76°08'19" West a distance of 37.50 feet to a point;
7. thence South 86°35'18" West a distance of 44.64 feet to a point;
8. thence North 86°06'42" West a distance of 61.43 feet to a point;
9. thence North 80°16'17" West a distance of 47.92 feet to a point;
10. thence North 74°18'11" West a distance of 47.71 feet to a point;
11. thence North 62°03'30" West a distance of 56.64 feet to a point;
12. thence North 53°03'43" West a distance of 44.94 feet to a point;
13. thence North 46°29'28" West a distance of 67.60 feet to a point;
14. thence North 41°57'07" West a distance of 125.28 feet to a point;
15. thence North 40°45'13" West a distance of 75.98 feet to a point;

thence, leaving the road, North 18°20'25" East a distance of 1,366.64 feet to an iron pin set in the south line of a residue tract conveyed to the Columbus and Southern Ohio Electric Company by Official Records Volume 202, Page 301 of the Athens County Recorder's Office, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

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thence, with the south line of said Columbus and Southern Ohio tract, South 85°13'07" East a distance of 596.00 feet to the Point of Beginning;

Containing 26.076 acres, more or less, out of Parcel No. A040040005700.

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

Subject to the right-of-way of County Road No. 22 (Vore Ridge Road).

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near County Road No. 22. Said easement runs in an east-west direction across the south end of the above-described property with the south line of said easement being the centerline of said County Road No. 22. Containing 1.236 acres, more or less, of easement.

Subject to the 100-Year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped "Biedenbach Surveying, LLC. 7881 – 8534".

The bearings in this description are for angle calculations only and are based on the west line of Farm Lot No. 141 used as an assumed bearing of South 04°40'09" West.

A plat for the above-described survey has been submitted for file at the County Engineer's Office.

The above description was prepared by Gregory A. Biedenbach Registered Surveyor No. 7881, based on an actual field survey of December 15, 2016; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 526, Page 2530.

Surveyor:

Gregory A. Biedenbach

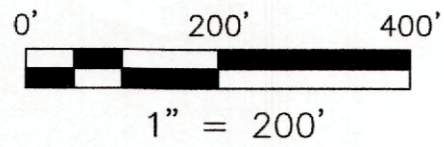
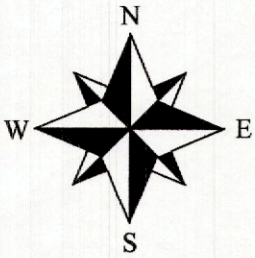
Date:

Dec. 15, 2016

Survey File: GB-2649







THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE WEST LINE OF FARM LOT NO. 76 USED AS SOUTH 04°40'10" WEST.

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.

# Survey Plat for Bruner Land Company, Inc.

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF ATHENS, BEING PART OF FARM LOT NO. 76 IN SECTION 35, RANGE 14 WEST, TOWNSHIP 9 NORTH OF "THE CONGRESS LANDS EAST OF THE SCIOTO RIVER".

**PERTINENT DOCUMENTS**

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAPS "THE PLAINS"
- (4) SURVEY PLAT BY JOHN BRANNER
- (5) SURVEY PLATS BY GREGORY WRIGHT
- (6) SURVEY PLATS BY TIMOTHY LINN
- (7) SURVEY PLAT BY BIEDENBACH SURVEYING

LINE	BEARING	DISTANCE
L1	S 68°25'32" W	76.09'
L2	S 74°31'29" W	39.56'
L3	S 83°49'55" W	39.20'
L4	N 79°45'45" W	38.56'
L5	N 71°24'45" W	20.33'
L6	N 57°18'37" W	73.70'
L7	N 41°05'07" W	46.72'
L8	N 35°02'20" W	152.95'
L9	N 40°45'13" W	91.98'
L10	N 41°57'07" W	125.28'
L11	N 46°29'28" W	67.60'
L12	N 53°03'43" W	44.94'
L13	N 62°03'30" W	56.64'
L14	N 74°18'11" W	47.71'
L15	N 80°16'17" W	47.92'
L16	N 86°06'42" W	61.43'
L17	S 86°35'18" W	44.64'
L18	S 76°08'19" W	37.50'
L19	S 66°09'15" W	61.95'
L20	S 59°26'45" W	235.40'
L21	S 62°07'35" W	82.67'
L22	S 67°40'42" W	56.26'
L23	S 74°28'43" W	30.74'

- = 5/8" Iron Pin Found "GKW 6535"
- = Iron Pin Found Uncapped (Size Noted)
- ⊙ = 5/8" Iron Pin Found "Seymour 6044"
- ⊘ = PVC Pipe Set or Found On Line Only
- ▣ = 5/8" Iron Pin Found Capped "Linn 7113"
- ⊞ = Marked Stone Found
- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. 7881 - 8534"

Basis of Bearings  
S 04°40'10" W 900.74'

Remainder of:  
Columbus and Southern  
Ohio Electric Company  
80 Acres  
O.R.V. 202, Pg. 301

Columbus and Southern  
Ohio Electric Company  
88.51 Acres  
O.R.V. 199, Pg. 181

P.O.B.  
Parcel  
No. 1

P.O.B.  
Parcel  
No. 2

**Parcel No. 1**  
16.016 Acres

**Parcel No. 2**  
26.076 Acres

William B. Rood  
33.28 Acres  
O.R.V. 294, Pg. 99

New Split From:  
Bruner Land  
Company, Inc.  
42.085 Acres  
O.R.V. 526, Pg. 2530  
Part of Parcel No.  
A040040005700

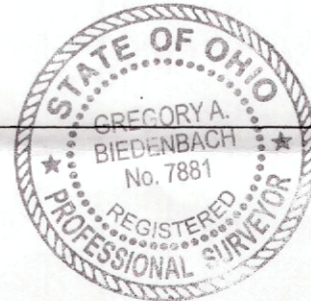
New Split From:  
Bruner Land  
Company, Inc.  
42.085 Acres  
O.R.V. 526, Pg. 2530  
Part of Parcel No.  
A040040005700

Martha Farson  
81.81 Acres  
O.R.V. 296, Pg. 153

Martha Farson  
81.81 Acres  
O.R.V. 296,  
Pg. 153

Jerry Iles  
5.00 Acres  
O.R.V. 236,  
Pg. 816

Remainder of:  
Columbus and Southern  
Ohio  
80 Acres  
O.R.V. 202, Pg. 301



Gregory A. and  
Rebecca J. Patton  
Tract I  
93.6184 Acres  
O.R.V. 429, Pg. 1297

**SURVEYORS 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. TITLE IS NOT GUARANTEED BY THIS SURVEY.

*Gregory A. Biedenbach* Dec. 15, 2016  
DATE:

GREGORY A. BIEDENBACH  
REG. SURVEYOR 7881  
BIEDENBACH SURVEYING, LLC.  
114 ADAMS AVENUE  
WOODSFIELD, OHIO 43793  
1.740.472.1262 OFFICE  
1.740.472.5298 FAX

NOTE: THIS MAP IS AN ORIGINAL COPY ONLY WITH ORIGINAL SIGNATURE AND ORIGINAL STAMP.

**42.092 Acres Total**

Current: Bruner Land Company, Inc. 42.085 Acres O.R.V. 526, Pg. 2530  
Prior: Ohio Franklin Realty, LLC D.V. 503, Pg. 2282 D.V. 202, Pg. 301

Survey File No.: GB-2649

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE

BY: *Rebecca J. Patton*  
DATE: 12/30/16

Section 35

Section 34