

## DESCRIPTION OF PARCEL NO. 11

Situated in the State of Ohio, County of Athens, Township of Bern, being in the northwest quarter of Section 18, Range 12 West, Township 7 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for Reference at a 5/8" iron pin found at the northwest corner of Section 18 (Note: Reference bearing on the west line of Section 18 used as North 04°05'50" East.);

Thence, with the north line of Section 18, South 86°01'16" East a distance of 1,173.16 feet to a 5/8" iron pin found at the northwest corner of an 8.9 acres tract as conveyed to Guy and Zelica Pauline Smith by the First Parcel of Deed Volume 336, Page 585 of the Athens County Recorder's Office, said iron pin set being located for reference South 04°22'19" West a distance of 8.15 feet from a 5/8" iron pin found;

Thence, with the west line of said Smith property, South 04°22'19" West a distance of 580.91 feet to a 5/8" iron pin found at the southwest corner of said Smith property, being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and running with the south line of said Smith property, South 86°56'32" East a distance of 608.96 feet to a 5/8" iron pin found at the northwest corner of a 0.65 acre tract as conveyed to John Junior Tate by Official Records Volume 284, Page 214 (See: Deed Volume 42, Page 240) of the Athens County Recorder's Office;

Thence, with the west line of said Tate property, South 30°46'44" East a distance of 233.55 feet to a point in the centerline of Township Road No. 206 (Sweat Road), passing an iron pin set at a distance of plus 203.55 feet;

Thence, with the centerline of Township Road No. 206, the following three courses:

- (1) South 47°00'42" West a distance of 165.46 feet to a point;
- (2) Thence South 41°00'31" West a distance of 231.22 feet to a point;
- (3) Thence South 49°36'40" West a distance of 76.01 feet to a point;

Thence, leaving the road, North 34°52'08" West a distance of 694.36 feet to The Point of Beginning, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

Containing 5.043 acres, more or less.

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

Subject to the right-of-way of Township Road No. 206.

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

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 Township Road No. 206. 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 Township Road No. 206. Containing 0.543 acre, more or less, of easement.

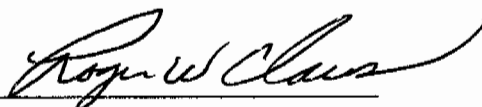
All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the west line of Section 18 used as North 04°05'50" East.

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

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of September 22, 2003; said survey being subject to any facts that may be disclosed in a full and accurate title search.

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

Surveyor: 

Date: 09-23-03

SECTION 19 MORGAN COUNTY  
SECTION 24 ATHENS COUNTY

ROGER AND BONNIE STRIGHT  
17.000 ACRES  
D.V. 120, PG. 357

JERRY B. SMITH  
29.750 ACRES  
FOURTH TRACT OF  
D.V. 176, PG. 454

PHILLIP W. TATE  
HOWARD LEE TATE, JR.  
29.120 ACRES  
D.V. 176, PG. 458

# SURVEY PLAT FOR BRUNER LAND CO., INC.

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF BERN, BEING PART IN THE WEST HALF OF SECTION 18 AND BEING PART IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, RANGE 12 WEST, TOWNSHIP 7 NORTH, OF "THE OHIO COMPANY FIRST PURCHASE".

- PERTINENT DOCUMENTS**
- (1) ALL DEEDS AS SHOWN.
  - (2) COUNTY TAX MAPS.
  - (3) U.S.G.S. QUAD. MAP "CHESTERHILL"
  - (4) U.S.G.S. QUAD. MAP "AMESVILLE"
  - (5) SURVEY PLAT BY JOHN M. BRANNER (O.R. VOL. 122, PG. 879)
  - (6) SURVEY PLAT BY ROBERT A. JANES
  - (7) THREE SURVEY PLATS BY W. K. DAVIS
  - (8) SURVEY PLAT DANA A. SNOUFFER
  - (9) SURVEY PLAT WILLIAM M. WATKINS

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.

- = 1/2" X 30" IRON PIN FOUND CAPPED "CLAUS 6456".
- = 5/8" X 30" IRON PIN SET CAPPED "CLAUS 6456"
- = 5/8" IRON PIN FOUND UNCAPPED.
- ◻ = 1/2" IRON PIN FOUND CAPPED "JANES 6029"
- ⊙ = AXLE FOUND
- ⊙ = 3/4" IRON PIPE FOUND
- ⊙ = CONCRETE MONUMENT FOUND
- ⊙ = MARKED STONE FOUND
- ⊙ = UN-MARKED STONE FOUND
- ⊙ = SURVEY ANGLE POINT
- ⊙ = RAILROAD SPIKE SET
- ⊙ = RAILROAD SPIKE FOUND.
- ⊙ = TREE WITH WIRE FOUND
- ⊙ = EXISTING PROPERTY LINES
- x-x- = FENCE EVIDENCE FOUND
- = LINES OF THIS SURVEY

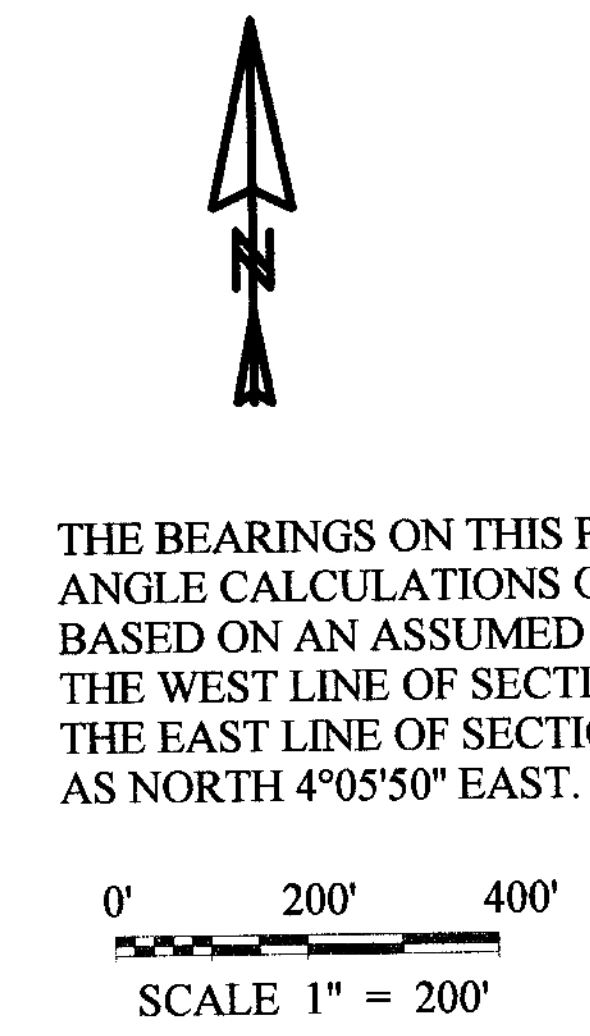
**SURVEYORS CERTIFICATION:**

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.

*Roger W. Claus* 09-24-03  
ROGER W. CLAUS, REG. SURVEYOR 6456 DATE:  
33310 CHRISTMAN RIDGE ROAD  
LEWISVILLE, OHIO 43754  
1-740-567-3168  
1-740-567-3106 fax

REVISIONS	DATE	INITIALS

SURVEY PLAT FILE: 030912



THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE WEST LINE OF SECTION 18 AND THE EAST LINE OF SECTION 24 USED AS NORTH 4°05'50" EAST.

JOY W. WOGAN  
80 ACRES  
D.V. 201, PG. 64

NE. CORNER OF S.E. 1/4 OF N.E. 1/4 OF SECTION 24

QUARTER-QUARTER SECTION LINE S 85°51'18"E 1347.21'

18.608 ACRES ⑦

15.054 ACRES ⑤

12.008 ACRES ④

10.012 ACRES ③

WILLIAM R. AND S. LAWSON  
60 ACRES  
TRACT TWO OF O.R. VOL. 118, PG. 715

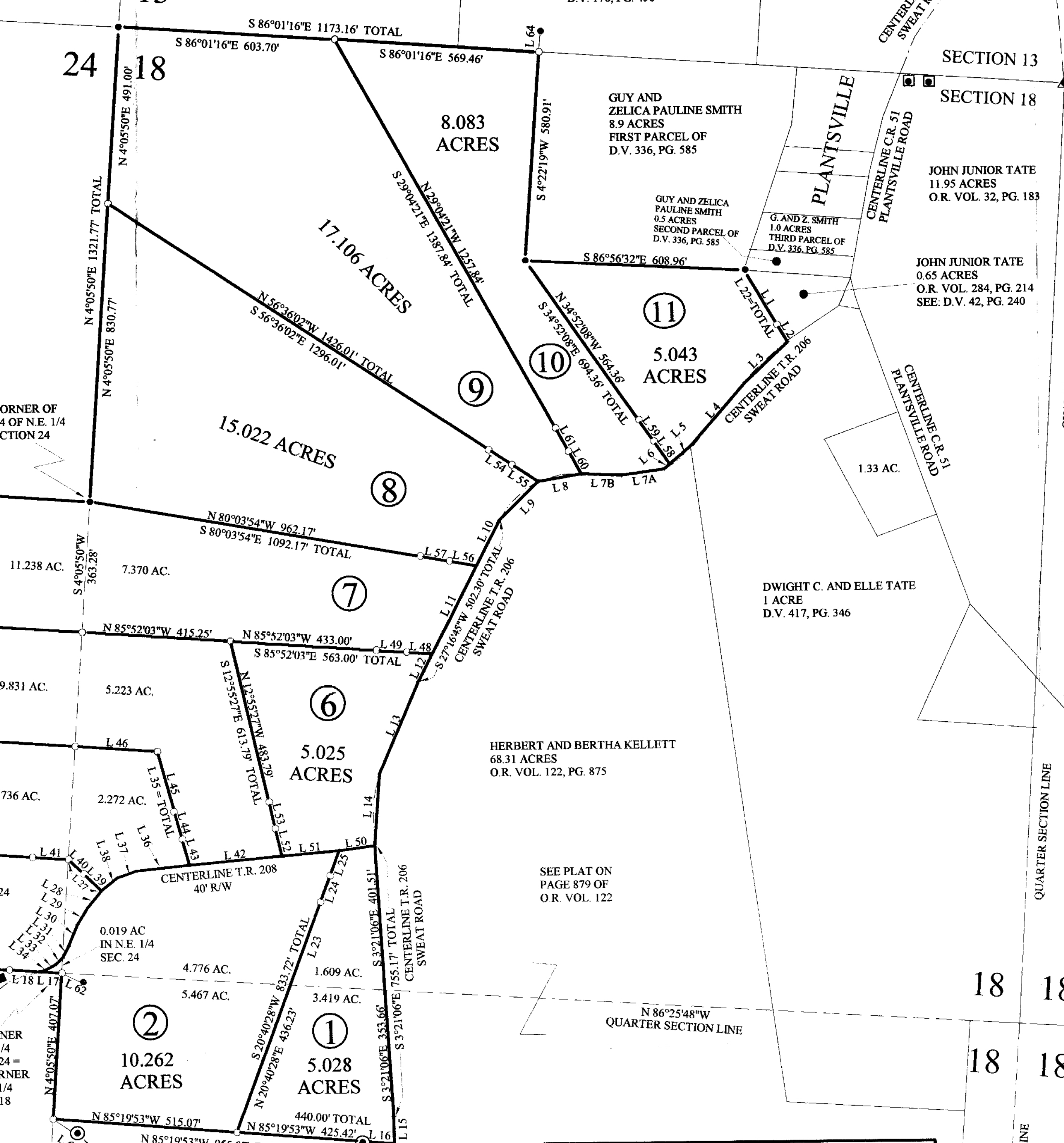
S.W. CORNER OF S.E. 1/4 OF N.E. 1/4 OF SECTION 24

WILLIAM R. AND S. LAWSON  
20 ACRES  
TRACT THREE OF O.R. VOL. 118, PG. 715

DORRIT EMILIE PREUSS AND DENNIS LEE BYLER  
40 ACRES  
D.V. 352, PG. 185

S.E. CORNER OF N.E. 1/4 OF SEC. 24 = N.W. CORNER OF S.W. 1/4 OF SEC. 18

Line	Bearing	Distance	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44
1	S 30°46'44"E	203.55'																						
2	S 30°46'44"E	30.00'																						
3	S 47°00'42"W	165.46'																						
4	S 41°00'31"W	231.22'																						
5	S 49°36'40"W	76.01'																						
6	S 49°36'40"W	20.00'																						
7A	S 82°14'22"W	121.12'																						
7B	S 87°32'50"W	111.25'																						
8	S 80°41'39"W	122.81'																						
9	S 45°47'57"W	152.17'																						
10	S 27°16'45"W	141.78'																						
11	S 27°16'45"W	275.00'																						
12	S 27°16'45"W	85.52'																						
13	S 23°21'07"W	279.62'																						
14	S 4°30'03"W	199.07'																						
15	S 0°38'06"E	74.49'																						
16	N 85°19'53"W	14.58'																						
17	N 85°52'03"W	56.62'																						
18	N 85°52'03"W	75.00'																						
19	N 4°02'09"E	315.70'																						
20	N 4°02'09"E	315.00'																						
21	N 4°02'09"E	318.00'																						
22	S 30°46'44"E	233.55'																						



TOTAL FARM = 121.251 ACRES  
NEW SURVEY FOR BRUNER LAND CO., INC.  
71.805 ACRES IN S.W. 1/4 OF SECTION 18  
8.886 ACRES IN N.W. 1/4 OF SECTION 18  
40.560 ACRES IN S.E. 1/4 OF N.E. 1/4 OF SECTION 24  
O.R. VOL. \_\_\_\_\_, PG. \_\_\_\_\_

PRIOR OWNERS:  
GLENN W. KINZER AND HELEN C. KINZER  
121.29 ACRES DEED  
O.R. VOL. 258, PG. 516  
REFERENCE: O.R. VOL. 116, PG. 706

Description checked for  
Mathematical Accuracy  
ATHENS COUNTY  
ENGINEER'S OFFICE  
BY: *R. Claus*  
DATE: 09-24-03

