

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: Ronald Williams
DATE: 7/12/16

JUL 15 2016

Jill Thompson
Athens County Auditor

Description of Parcel # 2 (15.041 Acres)

The following described parcel is a new split out of a 73.991 acres tract as conveyed to Bruner Land Company, Inc. by Official Records Volume 521, Page 2084 of the Athens County Recorder's Office.

Situated in the State of Ohio, County of Athens, Township of Canaan, being in the southwest quarter of Section 5, Range 13 West, Township 5 North, of "The Ohio Company Purchase", and being bounded and described as follows:

Commencing for reference at a 5/8" iron pin found capped "Newman 8043" at the northwest corner of the southwest quarter of Section 5 (Note: Reference bearing on the west line of the southwest quarter of Section 5 used as North 00°01'29" East.);

thence, with the north line of the southwest quarter, South 89°55'54" East a distance of 587.76 feet to a 5/8" iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning and continuing with the quarter section line, South 89°55'54" East a distance of 645.79 feet to a 5/8" iron pin set at the northwest corner of a 3.32 acres tract as conveyed to Marilyn Zwayer and William Alexy by Volume 382, Page 495 of the Athens County Recorder's Office, passing through a 5/8" iron pin found capped "L.F. Swoyer RLS 6765" at a distance of plus 442.84 feet;

thence, leaving the quarter section line and with the west line of said Zwayer-Alexy property, South 00°03'15" West a distance of 831.59 feet to a point in the center of Township Road No. 224, passing through a 5/8" iron pin set at a distance of plus 781.59 feet;

thence, with the center of Township Road No. 224, the following ten courses:

1. South 34°01'30" West a distance of 33.43 feet to a point;
2. thence South 44°12'02" West a distance of 48.07 feet to a point;
3. thence South 53°31'34" West a distance of 43.94 feet to a point;
4. thence South 57°54'58" West a distance of 71.14 feet to a point;
5. thence South 59°13'42" West a distance of 85.60 feet to a point;
6. thence South 61°42'37" West a distance of 118.90 feet to a point;
7. thence South 64°40'28" West a distance of 99.30 feet to a point;
8. thence South 69°06'20" West a distance of 90.61 feet to a point;
9. thence South 76°53'28" West a distance of 91.97 feet to a point;
10. thence South 84°03'02" West a distance of 26.91 feet to a point;

thence, leaving the road, North 01°23'39" West a distance of 1,157.37 feet to the Point of Beginning, passing through three 5/8" iron pins at distances of plus 30.00 feet, plus 130.00 feet and plus 1,057.37 feet, respectively;

containing 15.041 acres, more or less, out of Parcel No. E010010003900.

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

Subject to the right-of-way of Township Road No. 224 (Thompson Ridge Road).

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

Subject to a 50.00 feet wide easement being reserved unto the grantor (Bruner Land Company, Inc.), his heirs, and/or assigns, forever. Said easement is for the purposes of running utilities to other parcels of land on or near Township Road No. 224 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. 224. Containing 0.815 acre, more or less, of easement.

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

The bearings in this description are for angle calculations only and are based on the west line of the southwest quarter of Section 5 used as an assumed bearing of North 00°01'29" East.

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

The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of July 7, 2016. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 521, Page 2084.

July 7, 2016 Gregory A. Biedenbach

Date

Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.



Survey File: GB-2479G

