

JUL 15 2016

Jill Thompson
Athens County Auditor

Description of Parcel # 3 (22.315 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 southwest corner 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 south line of Section 5, North 89°42'01" East a distance of 616.01 feet to a 5/8" iron pin set, being THE TRUE POINT OF BEGINNING for this description, passing through a 5/8" iron pin found uncapped at a distance of plus 595.84 feet;

thence, from said Point of Beginning and leaving the section line, North 00°02'29" East a distance of 1,457.25 feet to a point in the center of Township Road No. 224, passing through three 5/8" iron pins set at distances of plus 150.00 feet, plus 1,327.25 feet and plus 1,427.25 feet, respectively;

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

1. North 84°03'02" East a distance of 26.91 feet to a point;
2. thence North 76°53'28" East a distance of 91.97 feet to a point;
3. thence North 69°06'20" East a distance of 90.61 feet to a point;
4. thence North 64°40'28" East a distance of 99.30 feet to a point;
5. thence North 61°42'37" East a distance of 118.90 feet to a point;
6. thence North 59°13'42" East a distance of 85.60 feet to a point;
7. thence North 57°54'58" East a distance of 71.14 feet to a point;
8. thence North 53°31'34" East a distance of 43.94 feet to a point;
9. thence North 44°12'02" East a distance of 48.07 feet to a point;
10. thence North 34°01'30" East a distance of 33.43 feet to a point in the west line of the LDK Lucas Rentals, LLC. property as conveyed by Official Records Volume 505, Page 1646 of the Athens County Recorder's Office;

thence, leaving the road and with the west line of said LDK Lucas Rental LLC. property, South 00°03'15" West a distance of 1,778.70 feet to a 5/8" iron pin set in the south line of Section 5, passing through a 5/8" iron pin set at a distance of plus 50.00 feet and passing through a 5/8" iron pin found capped "L.F. Swoyer RLS 6765" at a distance of plus 148.10 feet, respectively;

thence, with the south line of Section 5, South 89°42'01" West a distance of 616.22 feet to the Point of Beginning;

containing 22.315 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 north end of the above described property with the north 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

