

Description of Parcel No. 10

Situated in the State of Ohio, County of Athens, Township of Carthage, being in the west half of Section 7, Range 14 West, Township 5 North, of "The Ohio Company First Purchase", and being bounded and described as follows:

Commencing for reference at a point in the center of a 20" diameter oak tree at the southwest corner of Section 7 (Note: Reference bearing on the west line of Section 7 used as North 00°22'28" West.);

thence, with the west line of Section 7, the east line of a 40 acres tract as conveyed to William R. and Margaret S. Elsaesser by Deed Volume 124, Page 62, and the east line of the land of Jack Allen Bennett as described in Official Records Volume 30, Page 964 of the Athens County Recorder's Office, North 00°22'28" West a distance of 2,234.88 feet to an iron pin set at the grantor's southwest property corner as described in Official Records Volume 214, Page 790 of the Athens County Recorder's Office;

thence, with the said grantor's south property line and the north line of a 33.5 acres tract as conveyed to Julian E. and Nancy L. Boggs by Deed Volume 313, Page 665 of the Athens County Recorder's Office, North 89°32'21" East a distance of 2,025.21 feet to a point in the centerline of Township Road No. 121 (Calloway Ridge Road);

thence, with the centerline of Township Road No. 121, the following five courses:

- (1) North 00°44'35" East a distance of 85.11 feet to a point;
- (2) thence North 00°44'48" West a distance of 144.06 feet to a point;
- (3) thence North 04°06'40" East a distance of 73.83 feet to a point;
- (4) thence North 19°31'09" East a distance of 46.26 feet to a point;
- (5) thence North 47°08'49" East a distance of 47.20 feet to a point in the centerline intersection with Township Road No. 120 (Brister Road);

thence, with the centerline of Township Road No. 120, the following two courses:

- (1) North 88°29'07" West a distance of 129.91 feet to a point;

146

(2) thence South 83°18'32" West a distance of 45.12 feet to a point, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the centerline of Township Road No. 120, the following eight courses:

- (1) South 89°00'11" West a distance of 88.58 feet to a point;
- (2) thence South 86°42'36" West a distance of 91.50 feet to a point;
- (3) thence North 89°09'44" West a distance of 29.73 feet to a point;
- (4) thence North 75°28'35" West a distance of 31.02 feet to a point;
- (5) thence North 51°30'39" West a distance of 31.40 feet to a point;
- (6) thence North 24°09'37" West a distance of 35.30 feet to a point;
- (7) thence North 05°06'53" West a distance of 69.15 feet to a point;
- (8) thence North 03°44'14" East a distance of 205.03 feet to a point;

thence, leaving the road, North 40°05'37" East a distance of 587.48 feet to an iron pin set in the south line of a 210.68 acres tract as conveyed to Jeffery A. Mills by Official Records Volume 66, Page 754 of the Athens County Recorder's Office, passing through two iron pins set at distances of plus 50.00 feet and plus 150.00 feet, respectively;

thence, with the south line of said Mills property, North 89°11'22" East a distance of 240.00 feet to an iron pin set;

thence, leaving the property line, South 23°59'18" West a distance of 853.13 feet to the Point of Beginning, passing through two iron pins set at distances of plus 728.13 feet and plus 828.13 feet, respectively;

containing 6.025 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 Township Road No. 120.

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

147

Page 3 of 3
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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 Township Road No. 120. 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. 120. Containing 0.406 acres, more or less, of easement.

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 west line of Section 7 used as an assumed bearing of North 00°22'28" West.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of January 25, 1996, subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 214, Page 790.

148

TOTAL FARM = 81.266 AC. NEW SURVEY

SURVEY PLAT for BRUNER LAND CO.

Situated in the State of Ohio, County of
ATHENS, Township of CARTHAGE,
being IN THE WEST HALF
OF SECTION 7
Range 14 West, Township 5 North of "The
OHIO COMPANY FIRST PURCHASE."

PERTINENT DOCUMENTS
(1) All deeds as shown. **ALFRED**
(2) County tax maps. **COOLVILLE**
(3) U.S.G.S. quadrangle map **COOLVILLE**.
(4) Survey plat by **WALTER P. STEWART**.
(5) Survey plat by **GREGORY K. WRIGHT**.
(6) Survey plat by **ALFRED**.
(7) **LAST TRANSFER = ORV 314 PG. 790.**
BRUNER LAND CO. 2479AC.

The bearings on
this plat are for
angle calculations
only and are based
on THE WEST
LINE OF SECTION
7 used as
N 00° 22' 28" W.



43.0 AC.
V.345 P.317
OR 66 P.754

Jeffery A. Mills, et al.
57.07 AC.
V.335 P.877
OR 66 P.754

JEFFERY A. MILLS, ET AL.
210.68 AC.
V.345 P.317
OR 66 P.754

Jack Allen Bennett, et al.
V.230 P.149
V.247 P.628
OR 30 P.964
148.50 AC.

FIRST TRACT
OR VOL 30 PG. 964

22.0 AC.
5th TRACT
OR VOL 30 PG. 964

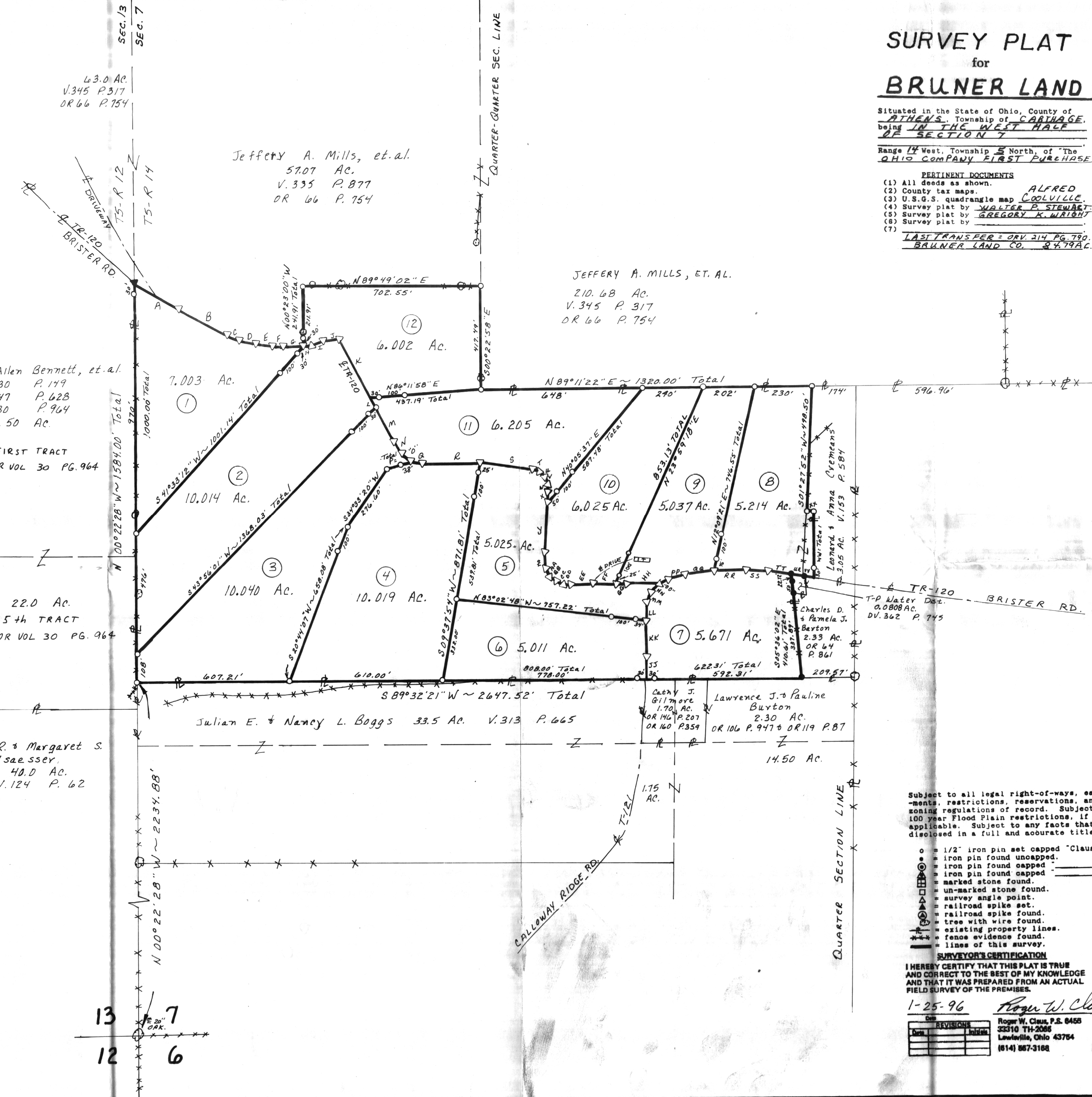
Wm. R. & Margaret S.
Elsaesser.
40.0 AC.
V.124 P.62

Julian E. & Nancy L. Boggs 33.5 AC. V.313 P.665

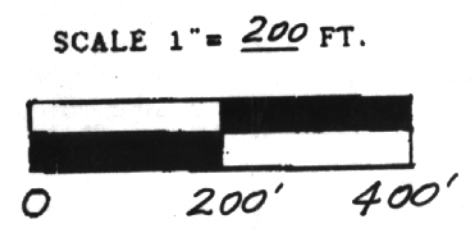
Charles J. Gilmore 1.70 AC. OR 146 P.207 OR 160 P.359
Lawrence J. & Pauline Burton 2.30 AC. OR 106 P.947 & OR 119 P.87

14.50 AC.

LINE	BEARING	DIST.
A	S 58° 33' 38" E	200.20'
B	S 61° 52' 25" E	219.43'
C	S 66° 43' 17" E	51.77'
D	S 77° 41' 46" E	69.10'
E	S 80° 56' 12" E	66.70'
F	S 88° 30' 02" E	73.25'
G	N 87° 16' 44" E	82.20'
H	N 83° 39' 33" E	29.90'
I	N 70° 43' 27" E	51.66'
J	N 82° 42' 53" E	62.72'
K	S 28° 47' 58" E	263.18'
L	S 28° 47' 58" E	43.00'
M	S 27° 37' 54" E	156.72'
N	S 32° 30' 02" E	58.84'
O	S 50° 47' 21" E	46.46'
P	S 73° 28' 52" W	95.64'
Q	S 76° 12' 33" E	42.59'
R	N 88° 58' 58" E	232.95'
S	S 82° 42' 54" E	208.13'
T	S 70° 13' 07" E	28.05'
U	S 55° 50' 44" E	24.20'
V	S 32° 12' 44" E	27.33'
W	S 08° 07' 41" E	36.25'
X	S 02° 50' 09" W	71.30'
Y	S 03° 44' 14" W	205.03'
Z	S 05° 06' 53" E	69.15'
AA	S 24° 09' 37" E	35.30'
BB	S 51° 30' 39" E	31.40'
CC	S 75° 28' 35" E	31.02'
DD	S 89° 09' 44" E	29.73'
EE	N 86° 42' 36" E	91.50'
FF	N 89° 00' 11" E	88.58'
GG	N 83° 18' 32" E	45.12'
HH	S 88° 29' 07" E	129.91'
II		
JJ	N 00° 44' 35" E	85.11'
KK	N 00° 44' 48" W	144.06'
LL	N 04° 06' 40" E	73.83'
MM	N 19° 31' 09" E	46.26'
NN	N 47° 08' 49" E	47.20'
OO	N 64° 19' 49" E	33.71'
PP	N 74° 22' 44" E	71.60'
QQ	N 81° 52' 40" E	118.79'
RR	N 89° 16' 23" E	125.28'
SS	S 87° 07' 54" E	87.27'
TT	S 82° 37' 18" E	99.09'
UU	N 81° 05' 00" W	50.00'
VV	N 81° 21' 40" W	40.10'
WW	S 01° 48' 18" E	263.70'
XX	S 88° 32' 09" E	17.00'
YY		
ZZ		



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.



- o = 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.

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.
1-25-96
Roger W. Claus
Roger W. Claus, P.S. 6456
33310 TH-2085
Lewistown, Ohio 43754
(614) 567-3168

