

Description of Parcel # 1 (8.505 Acres)

The following described parcel is a new split out of a 46.795 acres tract as conveyed Bruner Land Company, Inc. by Official Records Volume 551, Page 2239 of the Athens County Recorder's Office.

Situated in the State of Ohio, County of Athens, Township of Carthage, being in the southeast quarter of Section 25, Range 12 West, Township 5 North, of "The Ohio Company Purchase", and being bounded and described as follows:

Commencing for reference at the southwest corner of the southeast quarter of Section 25 (Note: Reference bearing on the west line of the southwest quarter of the southeast quarter of Section 25 used as North 04°46'26" East.);

thence, with the west line of the southwest quarter of the southeast quarter, North 04°46'26" East a distance of 660.87 feet to a point at the southwest corner of a 9.87 acres tract as conveyed to Richard H. Jr. and Cathy L. Ollom by Parcel One of Official Records Volume 546, Page 2610 of the Athens County Recorder's Office;

thence, with the south line of said Ollom property, South 86°25'43" East a distance of 225.77 feet to a stone found at the southwest corner of a 23.61 acres tract as conveyed to Barbara J. McGrath by Official Records Volume 431, Page 1699 of the Athens County Recorder's Office;

thence, with the south line of said McGrath 23.61 acres tract and an extension thereof, South 85°49'12" East a distance of 1,117.18 feet to a point in or near the center of Township Road No. 112 (Dutch Ridge Road), being **THE TRUE POINT OF BEGINNING** for this description, passing through a 5/8" iron pin found capped "McSteen 7104" at a distance of plus 1,096.83 feet;

thence, from said Point of Beginning in or near the center of Township Road No. 112, the following 2 courses:

1. North 06°12'35" East a distance of 129.64 feet to a point;
2. thence North 05°06'27" East a distance of 70.47 feet to a point;

thence, leaving the road, South 85°49'12" East a distance of 872.00 feet to a 5/8" iron pin set, passing through two 5/8" iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

thence North 04°57'43" East a distance of 250.00 feet to a 5/8" iron pin set;

thence South 85°49'12" East a distance of 433.15 feet to an iron pin set in the east line of Section 25;

thence, with the east line of Section 25, South 04°26'13" West a distance of 450.00 feet to bent 1/2" iron pin found capped "Swoyer 6765" at the northeast corner of a 8.12 acres tract as conveyed to Robert L. II and Roberta M. Washburn by Official Records Volume 308, Page 1868 of the Athens County Recorder's Office;

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Description of Parcel # 1 (8.505 Acres)

thence, with the north line of said Washburn property and an extension thereof, North 85°49'12" West a distance of 1,312.28 feet to the **POINT OF BEGINNING**, passing through a 5/8" iron pin found uncapped at a distance of plus 1,005.57 feet;

containing 8.505 acres, more or less, being part of Parcel No. F01001006280.

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. 112 (Dutch Hill Road).

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

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

The bearings in this description are for angle calculations only and are based on the west line of the southwest quarter of the southeast quarter of Section 25 used as an assumed bearing of North 04°46'26" East.

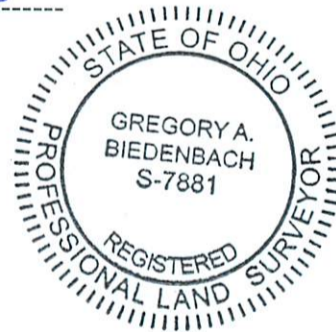
A plat of the above-described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of October 20, 2018. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 551, Page 2239.

Oct. 20, 2018 *Gregory A. Biedenbach*

Date Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.



Cc: Survey File: GB-3107F

Description of Parcel # 2 (15.026 Acres)

The following described parcel is a new split out of a 46.795 acres tract as conveyed Bruner Land Company, Inc. by Official Records Volume 551, Page 2239 of the Athens County Recorder's Office.

Situated in the State of Ohio, County of Athens, Township of Carthage, being in the southeast quarter of Section 25, Range 12 West, Township 5 North, of "The Ohio Company Purchase", and being bounded and described as follows:

Commencing for reference at the southwest corner of the southeast quarter of Section 25 (Note: Reference bearing on the west line of the southwest quarter of the southeast quarter of Section 25 used as North 04°46'26" East.);

thence, with the west line of the southwest quarter of the southeast quarter, North 04°46'26" East a distance of 660.87 feet to a point at the southwest corner of a 9.87 acres tract as conveyed to Richard H. Jr. and Cathy L. Ollom by Parcel One of Official Records Volume 546, Page 2610 of the Athens County Recorder's Office;

thence, with the south line of said Ollom property, South 86°25'43" East a distance of 225.77 feet to a stone found at the southwest corner of a 23.61 acres tract as conveyed to Barbara J. McGrath by Official Records Volume 431, Page 1699 of the Athens County Recorder's Office;

thence, with the south line of said McGrath 23.61 acres tract and an extension thereof, South 85°49'12" East a distance of 2,429.46 feet to a bent 1/2" iron pin found capped "Swoyer 6765" in the east line of Section 25 and being the northeast corner of a 8.12 acres tract as conveyed to Robert L. II and Roberta M. Washburn by Official Records Volume 308, Page 1868 of the Athens County Recorder's Office;

thence, with the east line of Section 25, North 04°26'13" East a distance of 450.00 feet to a 5/8" iron pin set, being **THE TRUE POINT OF BEGINNING** for this description

thence, from said Point of Beginning, North 85°49'12" West a distance of 1,305.15 feet to a point in or near the center of Township Road No. 112 (Dutch Hill Road), passing through three 5/8" iron pins set a distance of 433.15 feet, plus 1,175.15 feet and plus 1,275.15 feet, respectively;

thence, in or near the center of Township Road No. 112, the following two courses:

1. thence North 04°38'43" East a distance of 320.35 feet to a point;
2. thence North 03°48'54" West a distance of 181.41 feet to a point;

thence, leaving the road, South 85°49'12" East a distance of 1,330.03 feet to a 5/8" iron pin set in the east line of Section 25, passing through two 5/8" iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

thence, with the east line of Section 25, South 04°26'13" West a distance of 500.00 feet to the **POINT OF BEGINNING**;

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Description of Parcel # 2 (15.026 Acres)

containing 15.026 acres, more or less, being part of Parcel No. F01001006280.

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. 112 (Dutch Hill Road).

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

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

The bearings in this description are for angle calculations only and are based on the west line of the southwest quarter of the southeast quarter of Section 25 used as an assumed bearing of North 04°46'26" 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 October 20, 2018. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 551, Page 2239.

Oct. 20, 2018 Gregory A. Biedenbach
Date Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.



Cc: Survey File: GB-3107F

Description of Parcel # 3 (23.264 Acres)

The following described parcel is a new split out of a 46.795 acres tract as conveyed Bruner Land Company, Inc. by Official Records Volume 551, Page 2239 of the Athens County Recorder's Office.

Situated in the State of Ohio, County of Athens, Township of Carthage, being in the southeast quarter of Section 25, Range 12 West, Township 5 North, of "The Ohio Company Purchase", and being bounded and described as follows:

Commencing for reference at the southwest corner of the southeast quarter of Section 25 (Note: Reference bearing on the west line of the southwest quarter of the southeast quarter of Section 25 used as North 04°46'26" East.);

thence, with the west line of the southwest quarter of the southeast quarter, North 04°46'26" East a distance of 660.87 feet to a point at the southwest corner of a 9.87 acres tract as conveyed to Richard H. Jr. and Cathy L. Ollom by Parcel One of Official Records Volume 546, Page 2610 of the Athens County Recorder's Office;

thence, with the south line of said Ollom property, South 86°25'43" East a distance of 225.77 feet to a stone found at the southwest corner of a 23.61 acres tract as conveyed to Barbara J. McGrath by Official Records Volume 431, Page 1699 of the Athens County Recorder's Office;

thence, with the south line of said McGrath 23.61 acres tract and an extension thereof, South 85°49'12" East a distance of 2,429.46 feet to a bent 1/2" iron pin found capped "Swoyer 6765" in the east line of Section 25 and being the northeast corner of a 8.12 acres tract as conveyed to Robert L. II and Roberta M. Washburn by Official Records Volume 308, Page 1868 of the Athens County Recorder's Office;

thence, with the east line of Section 25, North 04°26'13" East a distance of 950.00 feet to a 5/8" iron pin set, being **THE TRUE POINT OF BEGINNING** for this description

thence, from said Point of Beginning, North 85°49'12" West a distance of 1,330.03 feet to a point in or near the center of Township Road No. 112 (Dutch Hill Road), passing through three 5/8" iron pins set at distances of plus 100.00 feet, plus 1,200.03 feet and plus 1,300.03 feet, respectively;

thence, in or near the center of Township Road No. 112, the following five courses:

1. thence North 03°48'54" West a distance of 18.59 feet to a point;
2. thence North 03°48'54" West a distance of 181.95 feet to a point;
3. thence North 13°28'05" West a distance of 185.49 feet to a point;
4. thence North 27°35'51" West a distance of 347.42 feet to a point;
5. thence North 20°13'16" West a distance of 42.08 feet to a point in the south line of a 29.272 acres tract as conveyed to Douglas and Valerie Woodburn by Official Records Volume 514, Page 634 of the Athens County Recorder's Office;

thence, leaving the road and with the south line of said Woodburn property, South 85°33'52" East a distance of 1,617.66 feet to a fence corner post found in the east line of Section 25, passing through a 5/8" iron pin found uncapped at a distance of plus 9.85 feet;

thence, with the east line of Section 25, South 04°26'13" West a distance of 701.80 feet to the **POINT OF BEGINNING**;

containing 23.264 acres, more or less, being part of Parcel No. F01001006280.

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. 112 (Dutch Hill Road).

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

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

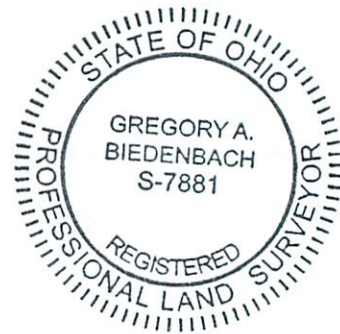
The bearings in this description are for angle calculations only and are based on the west line of the southwest quarter of the southeast quarter of Section 25 used as an assumed bearing of North 04°46'26" East.

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 October 20, 2018. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 551, Page 2239.

Oct. 20, 2018 Gregory A. Biedenbach
Date Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.



Cc: Survey File: GB-3107F

EXHIBIT A

BRUNER MCGRATH FARM PROTECTIVE COVENANTS

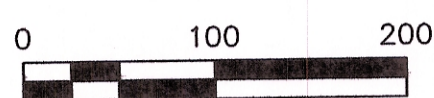
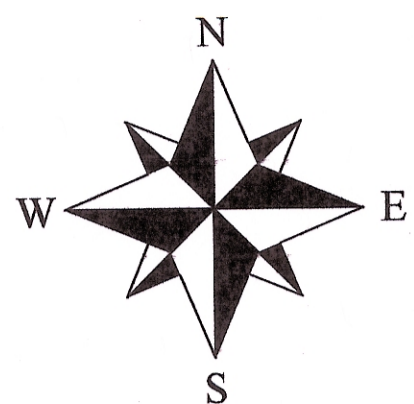
- 1.) The following protective covenants are covenants running with the land, and shall continue in full force and effect until January 01,2075, (through injunction or otherwise) by any owner acquiring any part of the land acquired by the undersigned in the Twp of Carthage by Deed recorded in Vol. 551 Pg. 2239 in the land records of Athens County, Ohio.
- 2.) Permanent dwellings shall be restricted to the specifications of HUD approved sectional homes and the Ohio Basic Building Code on modular homes setting upon either a crawl space or basement and shall be 5 years old or newer at time of placement. New constructed site built homes are permitted and shall be built with new materials.
- 3.) Any Single wide or double wide mobile home placed on said property shall be 5 years old or newer at time of placement, shall contain a minimum of 720 square feet and shall be under skirted at time of placement and shall contain vinyl siding.
- 4.) No inoperative or unlicensed vehicles may be placed on said lot. No accumulation of discarded personal effects, debris, waste, garbage, or any unsightly object or matter will be permitted on any lot.
- 5.) No noxious or offensive activity shall be carried on upon any lot.
- 6.) Before occupancy of any house or mobile home, a sewage disposal system shall be installed in conformity with the minimum standards required by the County Board of Health.
- 7.) Before any construction takes place purchaser must contact the local government authority to make sure they are in compliance with the local laws.
- 8.) No swine or fowl shall be permitted for commercial purposes on the above subject property. Larger domestic farm animals (including but not limited to horses, cattle, sheep, goats and llamas) are permitted. The pasture shall not be over grazed but shall be healthy and thick, and weeds shall be controlled. Noise and odors from any animal shall be controlled so that neither shall be offensive to adjoining neighbors.
- 9.) Dogs, cats and other household pets shall not be bred or maintained for commercial purposes.
- 10.) No incomplete or junk type structures shall be permitted on the property. No temporary house, shack, tent, camper, school bus, or recreational vehicles shall be used as a permanent dwelling; however camping, with customary structures or vehicles, is permitted on any tract. These structures can have less than 450 square feet including site built cabins that are used for camping.
- 11.) Any full time residence erected on said lots shall be at least 450 square feet of indoor heated area (excluding basement and garage), and shall have a finished siding such as rustic wood, frame, brick veneer, press board or contemporary siding.
- 12.) Any building or structure placed on said property shall be set back a minimum of 75 feet from any government road unless a lesser set-back is requested by public authority.
- 13.) Where protective covenants and Athens County of the Twp of Carthage Ordinances are in conflict, the stricter requirement will prevail.
- 14.) Invalidation of any of these covenants by judgment of court order shall, in no way affect any of the other provisions, which shall remain in full force and effect.
- 15.) Nothing contained herein shall be construed as creating any obligation on the part of Bruner Land Company, Inc. to enforce these Protective Covenants.
- 16.) The purchasers of this farm, for themselves, their heirs and assigns, by the acceptance of the conveyance of this farm, agree to be bound by the covenants contained herein and are the primary enforcers of these covenants.

Survey Plat for BRUNER LAND COMPANY, INC.

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF CARTHAGE, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 25, RANGE 12 WEST, TOWNSHIP 5 NORTH OF "THE OHIO COMPANY PURCHASE".

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 25 USED AS NORTH 04°46'26" EAST.

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.



Scale :1" = 100'

INEZ WINLAND
O.R.V. 188 PG. 570
RESIDUE OF 45 ACRES

DOUGLAS & VALERIE WOODBURN
O.R.V. 514 PG. 634
29.272 ACRES

CHERYL McGRATH ET. AL.
O.R.V. 272 PG. 1648
15.71 ACRES

NEW SPLIT FROM
O.R.V. 551 PG. 2239
23.264 ACRES

BRUNER LAND COMPANY
O.R.V. 551 PG. 2239
46.795 ACRES
P.N. F010010062801

PARCEL # 3
23.264 ACRES

JAUNITA T. GUTHRIE
D.V. 200 PG. 555
13.89 ACRES

LINE	BEARING	DISTANCE
L1	N 20°13'16" W	42.08'
L2	N 13°28'05" W	185.49'
L3	N 03°48'54" W	181.95'
L4	N 03°48'54" W	200.00'
L5	N 05°06'27" E	241.77'
L6	N 06°12'35" E	129.64'

NEW SPLIT FROM
O.R.V. 551 PG. 2239
15.026 ACRES

BRUNER LAND COMPANY
O.R.V. 551 PG. 2239
46.795 ACRES
P.N. F010010062801

PARCEL # 2
15.026 ACRES

RICHARD H. JR. &
CATHY L. OLLOM
PARCEL ONE
O.R.V. 546 PG. 2610
9.877 ACRES

BARBARA J. McGRATH
O.R.V. 431 PG. 1699
23.61 ACRES

BARBARA J. McGRATH
O.R.V. 457 PG. 1842
5.003 ACRES RESIDUE
P.N. F01001006280

P.O.B.
5.003 ACRES
RESIDUE

NEW SPLIT FROM
O.R.V. 551 PG. 2239
8.505 ACRES

BRUNER LAND COMPANY
O.R.V. 551 PG. 2239
46.795 ACRES
P.N. F010010062801

PARCEL # 1
8.505 ACRES

ROBERT L. II &
SHIRLEY R. WASHBURN
VOL. 347 PG. 56
31.87 ACRES

ROBERT L. II &
ROBERTA M. WASHBURN
O.R.V. 308 PG. 1868
8.12 ACRES

BRUNER LAND COMPANY
O.R.V. 551 PG. 2239
PRIOR
BARBARA McGRATH
O.R.V. 457 PG. 1842

S.W. COR.
OF S.E. ¼
OF SEC. 25

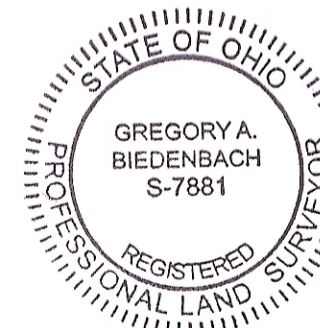
BASIS OF BEARINGS
N 04°46'26" E 660.87'

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP ALFRED.
- (4) SURVEY PLATS BY SCOTT A. ENGLAND.
- (5) SURVEY PLAT BY GREGORY K. WRIGHT.
- (6) SURVEY PLAT BY KENNETH E. HIGHLAND.
- (7) SURVEY PLAT BY CHARLES T. NEWMAN.
- (8) SURVEY PLAT BY LEONARD F. SWOYER JR.
- (9) SURVEY PLAT BY EUGENE TRIPLETT.
- (10) SURVEY PLAT BY ALAN D. ROBINSON.

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- = survey angle point
- ▲ = I.P.F. uncapped (size noted)
- ⊙ = 5/8" I.P.F. "McSteen 7104"
- ⊠ = 1/2" I.P.F. "Swayer 6765"
- ⊞ = unmarked stone found
- ⊗ = post found

Survey File No.: GB-3107F3



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 Oct. 20, 2018
DATE:
GREGORY A. BIEDENBACH
OHIO REG. SURVEYOR PS 7881
BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODFIELD, OHIO 43793
1.740.472.1262 OFFICE
1.740.472.5298 FAX

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

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Barbara Winland*
DATE: 1/25/19