

Description of 226.066 Acres

The following described parcel is a new survey of a 238.82 acres tract as conveyed to Floyd E. Buck, et.al. by Official Records Volume 218, Page 923 of the Athens County Recorder's Office.

Situated in the State of Ohio, County of Athens, Township of Lodi, being in Section 2, Range 13 West, Township 4 North; of "The Ohio Company Purchase", and being bounded and described as follows:

Beginning at a 5/8" iron pin set at the northwest corner of Section 2 (Note: Reference bearing on the west line of the northwest quarter of the northwest quarter of Section 2 used as North 04°05'01" East.);

thence, from said Point of Beginning with the north line of Section 2, South 86°26'45" East a distance of 2,048.13 feet to a corner post found at the northwest corner of a 66.5331 acres tract as conveyed to Richard P. and Nancy E. Howard by Official Records Volume 38, Page 763 of the Athens County Recorder's Office, passing through a 5/8" iron pin set at a distance of plus 1,355.06 feet and passing through a 5/8" iron pin found capped "Newman 8043" at a distance of plus 1,508.02 feet, respectively;

thence, with the west line of said Howard property, South 02°46'05" West a distance of 1,307.89 feet to a point in a 24" ash corner tree in the south line of the northeast quarter of the northwest quarter;

thence, with the south line of the northeast quarter of the northwest quarter, South 86°57'47" East a distance of 693.75 feet to a 5/8" iron pin set at the northeast corner of the southeast quarter of the northwest quarter;

thence, with the north line of the southwest quarter of the northeast quarter, South 86°57'47" East a distance of 1,329.59 feet to a 5/8" iron pin set at the center of the northeast quarter, passing through an 1/2" iron pin found uncapped at a distance of plus 669.59 feet;

thence, with the east line of the southwest quarter of the northeast quarter, South 02°00'12" West a distance of 1,421.12 feet to a 5/8" iron pin set at the southeast corner of the southwest quarter of the northeast quarter;

thence, with the south line of the southwest quarter of the northeast quarter, North 87°42'26" West a distance of 1,329.39 feet to a 5/8" iron pin set at the center of Section 2, passing through a 5/8" iron pin found capped "S.A. England 7452" at a distance of plus 533.31 feet;

thence, with the east line of the southwest quarter of Section 2, South 02°00'12" West a distance of 493.63 feet to a 5/8" iron pin set on the north edge of Bucks Lake Road in the west line of an 114 acres tract as conveyed to William E. Baringer by the First Tract of Deed Volume 240, Page 68 and Official Records Volume 480, Pages 1207 and 1785 of the Athens County Recorder's Office, passing through a 5/8" iron pin set at a distance of plus 421.99 feet;

thence, leaving the quarter section line and with said Baringer property, the following two courses:

1. South 08°59'48" East a distance of 825.00 feet to a point on the northeast edge of the Middle Branch of the Shade River, passing over the center of Bucks Lake Road at a distance of plus 15.90 feet and passing through a 5/8" iron pin set at a distance of plus 55.90 feet;

2. thence, with an existing fence line of occupation, North $82^{\circ}29'48''$ West a distance of 1,561.14 feet to a point in the Middle Branch of the Shade River and being in the east line of a 2.71 acres tract as conveyed to Robert A. Meeks by Official Records Volume 277, Page 180 of the Athens County Recorder's Office, passing through two $5/8''$ iron pins set at distances of plus 92.00 feet and plus 1,496.14 feet, respectively;

thence, with said Meeks property, the following three courses:

1. North $45^{\circ}59'58''$ East a distance 60.44 feet to a point;
2. thence North $34^{\circ}40'10''$ West a distance of 299.62 feet to a $5/8''$ iron pin set;
3. thence North $01^{\circ}48'40''$ West a distance of 129.20 feet to a point in or near the center of a bridge on Bucks Lake Road;

thence, in or near the center of Bucks Lake Road, the following eight courses:

1. South $65^{\circ}13'16''$ West a distance of 145.54 feet to a point;
2. thence South $81^{\circ}33'17''$ West a distance of 50.65 feet to a point;
3. thence North $88^{\circ}56'39''$ West a distance of 23.86 feet to a point;
4. thence North $88^{\circ}54'37''$ West a distance of 11.81 feet to a point;
5. thence North $79^{\circ}23'20''$ West a distance of 34.88 feet to a point;
6. thence North $72^{\circ}17'29''$ West a distance of 38.31 feet to a point;
7. thence North $66^{\circ}24'05''$ West a distance of 41.22 feet to a point;
8. thence North $61^{\circ}42'59''$ West a distance of 39.02 feet to a $5/8''$ iron pin found uncapped near the intersection with Garden Hill Road;

thence, in or along Garden Hill Road, the following 13 courses:

1. North $27^{\circ}12'34''$ West a distance of 240.10 feet to a nail found;
2. thence North $02^{\circ}28'16''$ West a distance of 502.83 feet to a point on the east edge of said road;
3. thence North $29^{\circ}34'23''$ West a distance of 315.48 feet to a point in the travelled portion of said road;
4. thence North $18^{\circ}33'27''$ West a distance of 254.76 feet to a point in the travelled portion of said road;
5. thence North $03^{\circ}11'33''$ East a distance of 355.08 feet to a point on the east edge of said road;
6. thence North $22^{\circ}11'33''$ East a distance of 235.62 feet to a point on the east edge of said road;
7. thence North $02^{\circ}48'27''$ West a distance of 188.10 feet to a point on the east edge of said road;

8. thence North 49°03'27" West a distance of 219.78 feet to a point on the west edge of said road;
9. thence North 11°11'33" East a distance of 248.82 feet to a point on the east edge of said road;
10. thence North 19°18'27" West a distance of 116.16 feet to a point on the east edge of said road;
11. thence North 35°48'27" West a distance of 170.28 feet to a point in the travelled portion of said road;
12. thence North 43°18'27" West a distance of 298.98 feet to a point in the travelled portion of said road;
13. thence North 19°48'27" West a distance of 50.82 feet to a point in the west line of Section 2;

thence, with the west line of Section 2, North 04°05'01" East a distance of 717.34 feet to the Point of Beginning, passing through an iron pin set at distance of plus 93.00 feet;

containing 231.076 acres, more or less, all of Parcel No. J010010005100.

EXCEPTING the following described parcel being reserved by the grantor, his heirs, and/or assigns, forever. Said parcel being bounded and described as follows:

Commencing for reference at a 5/8" iron pin set at the northwest corner of Section 2 (Note: Reference bearing on the west line of the northwest quarter of the northwest quarter of Section 2 used as North 04°05'01" East.);

thence, with a reference line, South 23°20'14" East a distance of 3,530.40 feet to a 5/8" iron pin set, being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning, North 83°38'53" East a distance of 153.81 feet to a 5/8" iron pin set;

thence South 23°12'40" East a distance of 95.36 feet to a point in the center of Bucks Lake Road, passing through a 5/8" iron pin set at a distance of plus 73.12 feet;

thence, with the center of Bucks Lake Road, the following three courses:

1. North 62°27'18" East a distance of 67.94 feet to a point;
2. thence North 62°24'11" East a distance of 132.06 feet to a point;
3. thence North 62°23'45" East a distance of 257.69 feet to a point;

thence, leaving the road, South 25°45'28" East a distance of 300.00 feet to 5/8" iron pin set, passing through a 5/8" iron pin set at a distance of plus 15.00 feet;

thence South 62°25'17" West a distance of 655.00 feet to a 5/8" iron pin set;

thence North 25°45'28" West a distance of 300.00 feet to a point in the center of Bucks Lake Road, passing through a 5/8" iron pin set at a distance of plus 270.00 feet;

thence North 05°28'10" West a distance of 162.62 feet to the Point of Beginning, passing through a 5/8" iron pin set at a distance of plus 28.74 feet;

containing 5.010 acres, more or less of exception.

LEAVING 226.066 ACRES, MORE OR LESS TO BE CONVEYED BY THIS INSTRUMENT.

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

Subject to the right-of-way of Bucks Lake Road.

Subject to the right-of-way of Garden 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 northwest quarter of the northwest quarter of Section 2 used as an assumed bearing of North 04°05'01" 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 August 15, 2017. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 218, Page 923.

Aug. 15, 2017 *Gregory A. Biedenbach*

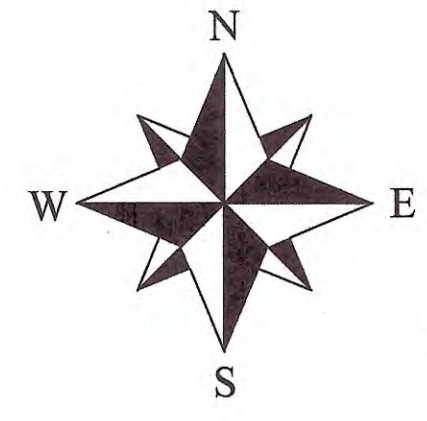
Date Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.



Cc: Survey File: GB-2806F

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Brent Williams*
DATE: *10/6/17*



Scale : 1" = 200'

Survey Plat for BRUNER LAND CO. INC.

SITUATED IN THE STATE OF OHIO, COUNTY OF ATHENS, TOWNSHIP OF LODI, BEING IN SECTION 2, RANGE 13 WEST, TOWNSHIP 4 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 NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2 USED AS NORTH 04°05'01" 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.

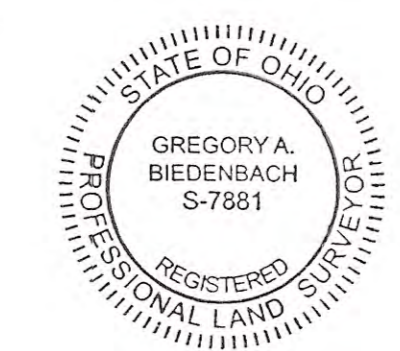
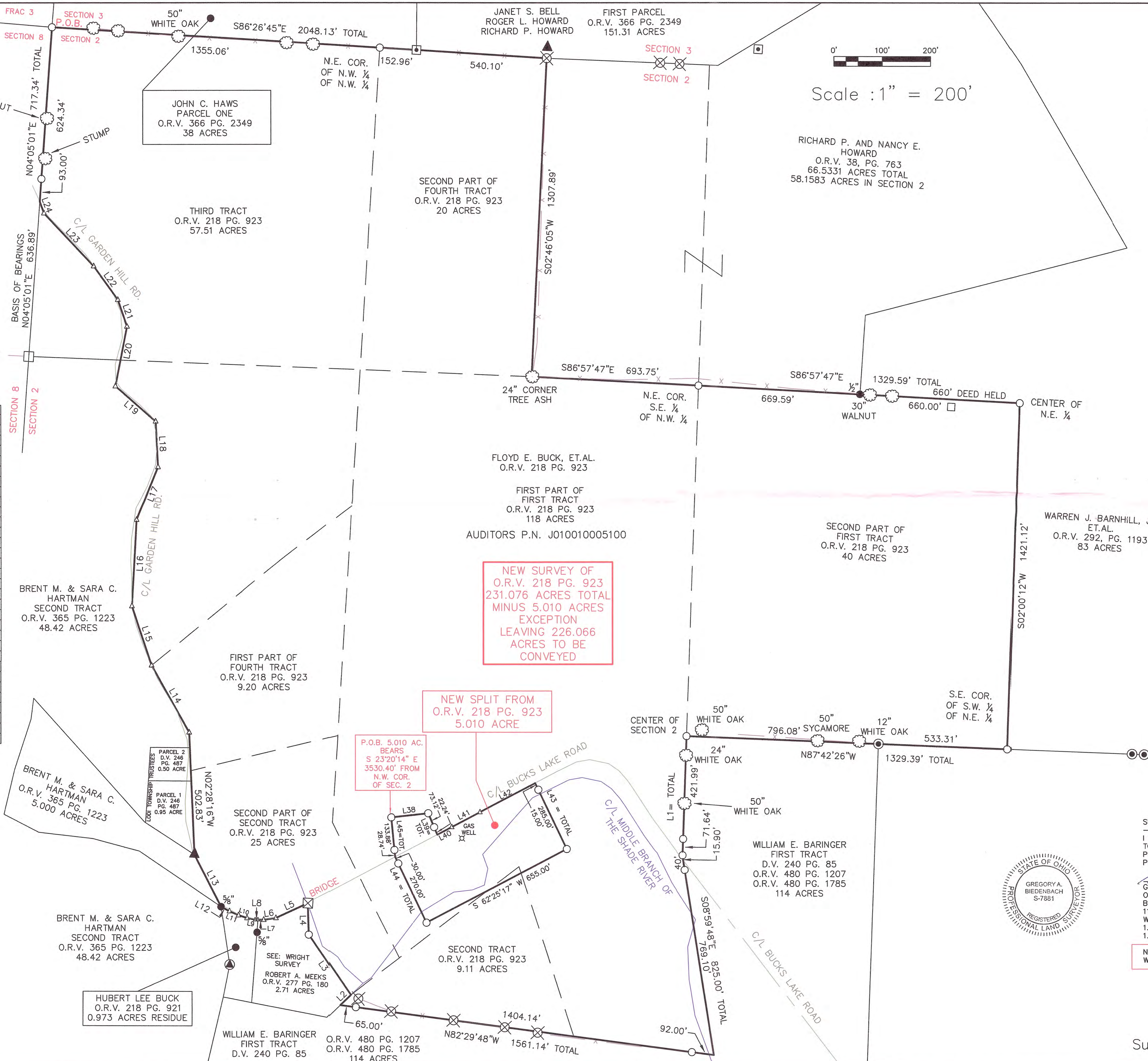
PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP ALFRED.
- (4) SURVEY PLATS BY GREGORY WRIGHT.

- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- △ = survey angle point
- = I.P.F. uncapped (size noted)
- ▲ = nail found
- ⊙ = rail road spike found
- ⊗ = 5/8" I.P.F. "S.A. England 7452"
- ⊠ = stone found unmarked
- ⊞ = fence post
- ⊡ = 5/8" I.P.F. "Newman 8043"

LINE	BEARING	DISTANCE
L1	S02°00'12"W	493.63'
L2	N45°59'58"E	60.44'
L3	N34°40'10"W	299.62'
L4	N01°48'40"W	129.20'
L5	S65°13'16"W	145.54'
L6	S81°33'17"W	50.65'
L7	N88°56'39"W	23.86'
L8	N88°54'37"W	11.81'
L9	N79°23'20"W	34.88'
L10	N72°17'29"W	38.31'
L11	N66°24'05"W	41.22'
L12	N61°42'59"W	39.02'
L13	N27°12'34"W	240.10'
L14	N29°34'23"W	315.48'
L15	N18°33'27"W	254.76'
L16	N03°11'33"E	355.08'
L17	N22°11'33"E	235.62'
L18	N02°48'27"W	188.10'
L19	N49°03'27"W	219.78'
L20	N11°11'33"E	248.82'
L21	N19°18'27"W	116.16'
L22	N35°48'27"W	170.28'
L23	N43°18'27"W	298.98'
L24	N19°48'27"W	50.82'
L38	N 83°38'53" E	153.81'
L39	S 23°12'40" E	95.36'
L40	N 62°27'18" E	67.94'
L41	N 62°24'11" E	132.06'
L42	N 62°23'45" E	257.69'
L43	S 25°45'28" E	300.00'
L44	N 25°45'28" W	300.00'
L45	N 05°28'10" W	162.62'

Description Checked for Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Gregory A. Biedenbach*
DATE: 10/6/17



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 Aug 15, 2017
DATE: _____
GREGORY A. BIENBACH
OHIO REG. SURVEYOR PS 7881
BIENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, 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.