

## **Description of 29.345 Acres (Parcel # 1)**

The following described parcel is a new split out of a 226.066 acres tract as conveyed to Bruner Land Company by Official Records Volume 537, Page 1148 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 1,501.51 feet to a 5/8" iron pin set in the north line of Section 2, passing through a 5/8" iron pin set at a distance of plus 1,355.06 feet;

thence, leaving the section line, South 37°51'07" West a distance of 1,855.88 to a point in Garden Hill Road, passing through four 5/8" iron pins set at distances of plus 30.00 feet, plus 100.00 feet, plus 1,755.88 feet, plus 1,825.88 feet; respectively;

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

1. North 49°03'27" West a distance of 130.90 feet to a point;
2. thence North 11°11'33" East a distance of 248.82 feet to a point;
3. thence North 19°18'27" West a distance of 116.16 feet to a point;
4. thence North 35°48'27" West a distance of 170.28 feet to a point;
5. thence North 43°18'27" West a distance of 298.98 feet to a point;
6. thence North 19°48'27" West a distance of 50.82 feet to a point in the west line of Section 2;

thence, leaving Garden Hill Road, North 04°05'01" East a distance of 717.34 to the Point of Beginning, passing through a 5/8" iron pin set at a distance of plus 93.00 feet;

containing 29.345 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 Garden Hill 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, his heirs, and/or assigns, forever. Said easement is for the purposes of running utilities to other parcels of land on or near Garden Hill Road. Said easement runs in a north-south direction across the southwest end of the above described property with the west line of said easement being the centerline Garden Hill Road. Containing 1.166 acres, more or less, of easement.

Page 2 of 2

Description of 29.345 Acres (Parcel #1)

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 October 9, 2017. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 537, Page 1148.

Oct. 9, 2017 Gregory A. Biedenbach

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



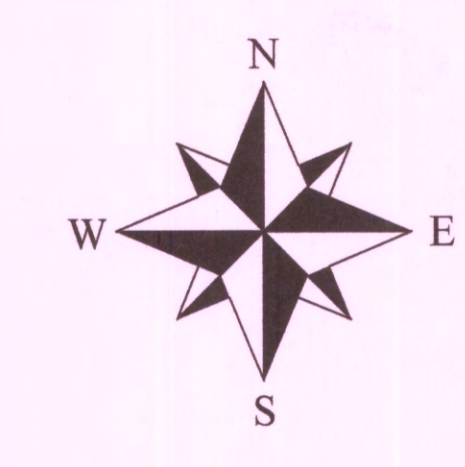
Cc: Survey File: GB- 2806F2

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: Barbara J. Wilkins  
DATE: 11/3/17

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

NOV 13 2017

Jill Thompson  
Athens County Auditor



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 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"

### 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 9, 2017  
 GREGORY A. BIENENBACH DATE:  
 OHIO REG. SURVEYOR PS 7881  
 BIENENBACH 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.



NEW SPLIT FROM  
BRUNER LAND COMPANY  
O.R.V. 537 PG. 1148  
226.066 ACRES  
PRIOR  
FLOYD E. BUCK, ET. AL.  
O.R.V. 218 PG. 923

Description Checked for  
Mathematical Accuracy  
Athens County  
ENGINEER'S OFFICE  
BY: *William*  
DATE: 11/3/17

Survey File No.: GB-2806F5

DARRELL & JANE ANN  
ERWIN  
O.R.V. 329 PG. 205  
83.83 ACRES

LINE	BEARING	DISTANCE
L1	S 02°00'12" W	493.63'
L2	N 45°59'58" E	60.44'
L3	N 34°40'10" W	299.62'
L4	N 01°48'40" W	129.20'
L5	S 65°13'16" W	145.54'
L6	S 81°33'17" W	50.65'
L7	N 88°56'39" W	23.86'
L8	N 88°54'37" W	11.81'
L9	N 79°23'20" W	34.88'
L10	N 72°17'29" W	38.31'
L11	N 66°24'05" W	41.22'
L12	N 61°42'59" W	39.02'
L13	N 27°12'34" W	240.10'
L14	N 29°34'23" W	315.48'
L15	N 18°33'27" W	254.76'
L16	N 03°11'33" E	355.08'
L17	N 22°11'33" E	235.62'
L18	N 02°48'27" W	188.10'
L19	N 49°03'27" W	219.78'
L20	N 11°11'33" E	248.82'
L21	N 19°18'27" W	116.16'
L22	N 35°48'27" W	170.28'
L23	N 43°18'27" W	298.98'
L24	N 19°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'
L46	N 62°25'17" E	103.38'
L47	N 64°13'50" E	88.80'
L48	N 80°09'46" E	54.99'
L49	S 78°16'28" E	80.16'
L50	S 55°32'38" E	51.19'
L51	S 41°21'26" E	53.87'
L53	S 33°46'27" E	187.23'
L54	S 36°48'50" E	213.56'
L55	S 61°03'16" W	93.64'

BRENT M. & SARA C.  
HARTMAN  
SECOND TRACT  
O.R.V. 365 PG. 1223  
48.42 ACRES

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SECOND TRACT  
O.R.V. 365 PG. 1223  
48.42 ACRES

HUBERT LEE BUCK  
O.R.V. 218 PG. 921  
0.973 ACRES RESIDUE

WILLIAM E. BARINGER  
FIRST TRACT  
D.V. 240 PG. 85  
O.R.V. 480 PG. 1207  
O.R.V. 480 PG. 1785  
114 ACRES

JOHN C. HAWS  
PARCEL ONE  
O.R.V. 366 PG. 2349  
38 ACRES

NEW SPLIT FROM  
BRUNER LAND COMPANY  
O.R.V. 537 PG. 1148

Parcel # 1  
29.345 Acres

NEW SPLIT FROM  
BRUNER LAND COMPANY  
O.R.V. 537 PG. 1148

Parcel # 2  
55.068 Acres

NEW SPLIT FROM  
BRUNER LAND COMPANY  
O.R.V. 537 PG. 1148

Parcel # 3  
48.609 Acres

NEW SPLIT FROM  
BRUNER LAND COMPANY  
O.R.V. 537 PG. 1148

Parcel # 4  
67.126 Acres

NEW SPLIT FROM  
BRUNER LAND COMPANY  
O.R.V. 537 PG. 1148

Parcel # 5  
25.918 Acres

FLOYD E. BUCK, ET. AL.  
O.R.V. 218 PG. 923  
5.010 ACRES

WILLIAM E. BARINGER  
FIRST TRACT  
D.V. 240 PG. 85  
O.R.V. 480 PG. 1207  
O.R.V. 480 PG. 1785  
114 ACRES

WARREN J. BARNHILL, JR.  
ET. AL.  
O.R.V. 292, PG. 1193  
83 ACRES

SE. COR.  
OF S.W. 1/4  
OF N.E. 1/4

SE. COR.  
OF S.W. 1/4  
OF N.E. 1/4

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OF S.W. 1/4  
OF N.E. 1/4

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OF N.E. 1/4