

Description of 55.068 Acres (Parcel # 2)

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:

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 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, being **THE TRUE POINT OF BEGINNING**, for this description, passing through a 5/8" iron pin set at a distance of 1,355.06 feet at the northeast corner of the northwest quarter;

thence, from said Point of Beginning and continuing with the north line of Section 2, South 86°26'45" East a distance of 546.62 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 found capped "Newman 8043" at a distance of 6.51 feet;

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 tree corner in the south line of the northeast quarter of the northwest quarter;

thence, leaving said Howard property, South 50°54'42" West a distance of 1,478.21 feet to a 5/8" iron pin set, passing through two 5/8" iron pins set at distances of plus 100.00 feet and plus 1,378.21 feet, respectively;

thence South 59°12'11" West a distance of 495.00 feet to a point in Garden Hill Road, passing through two 5/8" iron pins set at distances of plus 395.00 feet and plus 465.00 feet, respectively;

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

1. North 18°33'27" West a distance of 254.76 feet to a point;
2. thence North 03°11'33" East a distance of 355.08 feet to a point;
3. thence North 22°11'33" East a distance of 235.62 feet to a point
4. thence North 02°48'27" West a distance of 188.10 feet to a point;
5. thence North 49°03'27" West a distance of 88.88 feet to a point;

thence, leaving Garden Hill Road, North 37°51'07" East a distance of 1855.88 feet to the Point of Beginning, passing through four 5/8" iron pins set at distances of plus 30.00 feet, plus 100.00 feet, plus 1,755.87 feet and plus 1,825.87 feet; respectively;

containing 55.068 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 of Garden Hill Road. Containing 1.288 acres, more or less, of easement.

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.

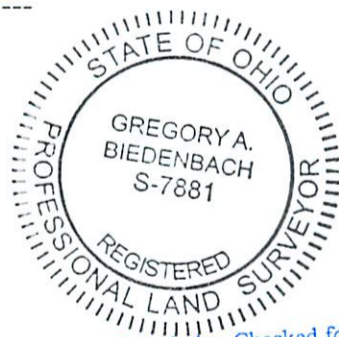
The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of October 9, 2017. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

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

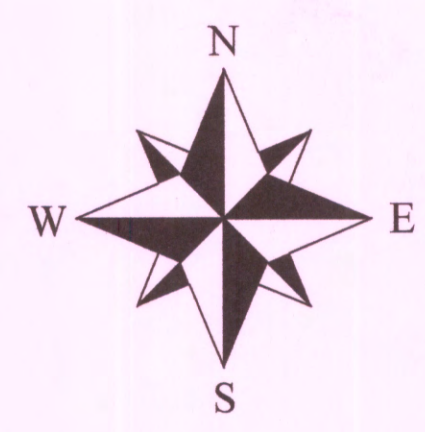


Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE
BY: *Bryan Williams*
DATE: 11/3/17

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"

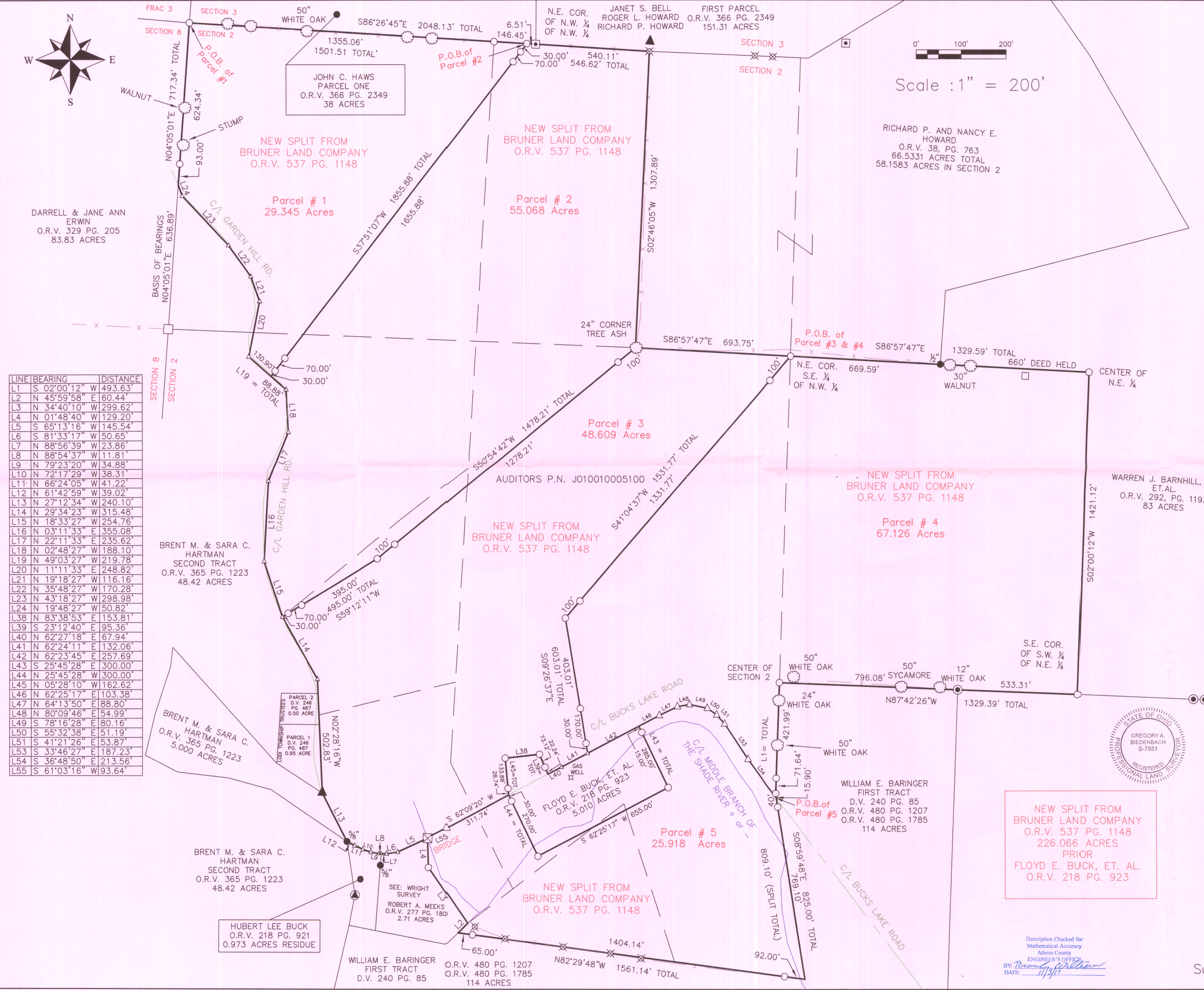
SURVEYORS CERTIFICATION:

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
 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.

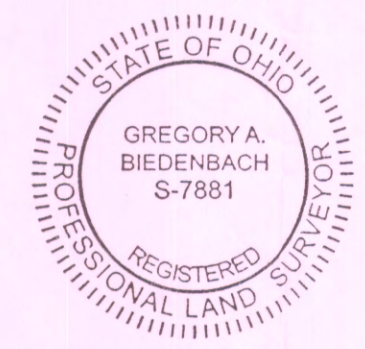
Survey File No.: GB-2806F5



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'

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: 11/13/17



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

Parcel # 1
 29.345 Acres

Parcel # 2
 55.068 Acres

Parcel # 3
 48.609 Acres

Parcel # 4
 67.126 Acres

Parcel # 5
 25.918 Acres

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

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

BRENT M. & SARA C. HARTMAN
 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

N.E. COR. OF N.W. 1/4 OF N.W. 1/4
 JANET S. BELL
 ROGER L. HOWARD
 RICHARD P. HOWARD
 O.R.V. 366 PG. 2349
 151.31 ACRES

RICHARD P. AND NANCY E. HOWARD
 O.R.V. 38, PG. 763
 66.5331 ACRES TOTAL
 58.1583 ACRES IN SECTION 2

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

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

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 O.R.V. 537 PG. 1148

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

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

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

SEE: WRIGHT SURVEY
 ROBERT A. MEEKS
 O.R.V. 277 PG. 180
 2.71 ACRES

AUDITORS P.N. J010010005100

SECTION 8

SECTION 2

SECTION 3
 SECTION 2

FRAC 3

SECTION 3

SECTION 8

SECTION 2

SECTION 3

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