

Description of 67.126 Acres (Parcel # 4)

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 1153 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 northeast corner of the southeast quarter of the northwest quarter of Section 2 (Note: Reference bearing on the north line of the southeast quarter of the northwest quarter of Section 2 used as South 86°57'47"East);

thence, from said Point of Beginning and the north line of 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, South 08°59'48" East a distance of 15.90 feet to a point in Bucks Lake Road;

thence, with the center of Bucks Lake Road, the following 9 courses:

1. North 36°48'50" West a distance of 213.56 feet to a point;
2. thence North 33°46'27" West a distance of 187.23 feet to a point;
3. thence North 41°21'26" West a distance of 53.87 feet to a point ;
4. thence North 55°32'38" West a distance of 51.19 feet to a point;
5. thence North 78°16'28" West a distance of 80.16 feet to a point;
6. thence South 80°09'46" West a distance of 54.99 feet to a point;

Description of 67.126 Acres (Parcel #4)

- 7. thence South 64°13'50" West a distance of 88.80 feet to a point;
- 8. thence South 62°25'17" West a distance of 103.38 feet to a point;
- 9. thence South 62°23'45" West a distance of 257.69 feet to a point;

thence, leaving Bucks Lake Road, North 09°26'37" West a distance of 603.01 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 200.00 feet, respectively;

thence North 41°04'37" East a distance of 1,531.77 feet to the Point of Beginning, passing through two 5/8" iron pins set at distances of plus 100.00 feet and plus 1,431.77 feet, respectively;

containing 67.126 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 Bucks Lake 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 Bucks Lake Road. Said easement runs in an east-west direction across the south end of the above-described property with the west line of said easement being the centerline Bucks Lake Road. Containing 1.252 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 north line of the southeast quarter of the northwest quarter of Section 2 used as an assumed bearing of South 86°57'47" East

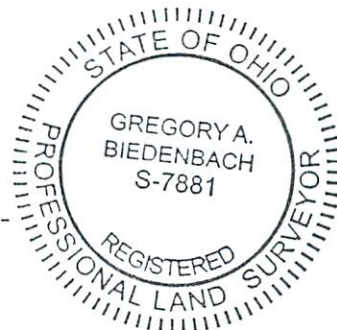
A plat of the above-described survey has been submitted for file at the County Engineer's Office.

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.



Legal Description Pre-Approval
APPROVED

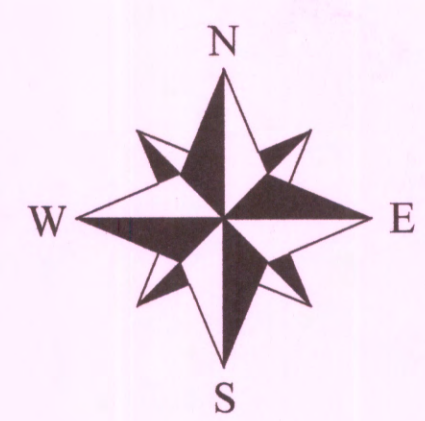
Cc: Survey File: GB- 2806F2 All transfers are subject to Athens County Conveyance Standards

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

NOV 13 2017

BY: *Teraul Williamson*
DATE: 11/3/17

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"

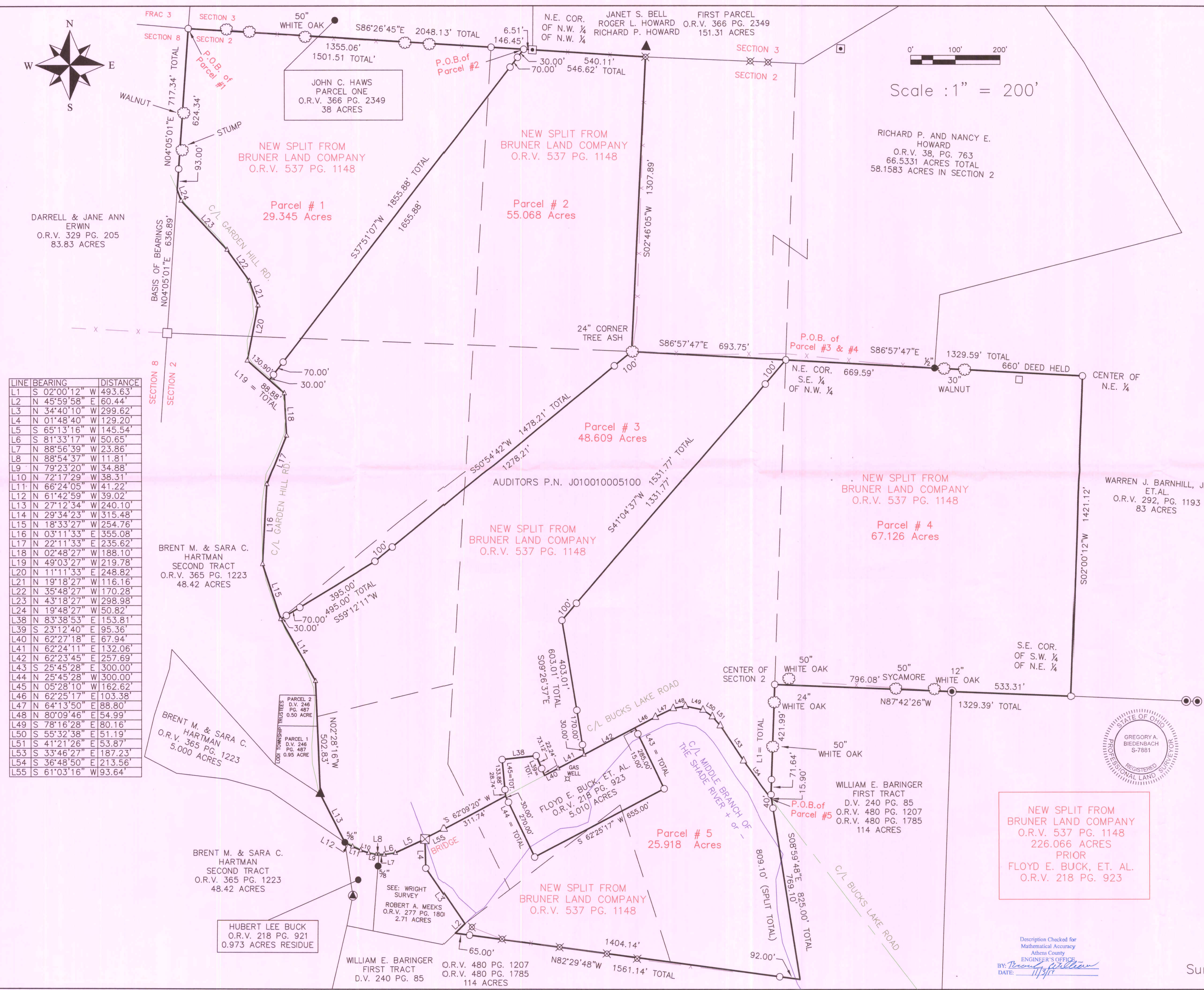
SURVEYORS CERTIFICATION:

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.

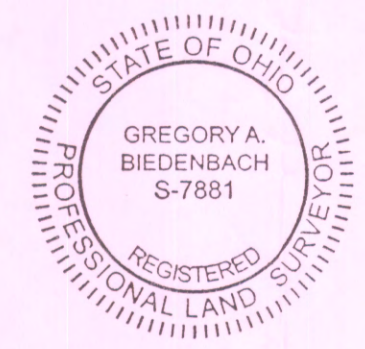
Survey File No.: GB-2806F5



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

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

JANET S. BELL
 ROGER L. HOWARD
 RICHARD P. HOWARD
 O.R.V. 366 PG. 2349
 151.31 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

NEW SPLIT FROM
 BRUNER LAND COMPANY
 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

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

SECTION 8

SECTION 2

SECTION 3
 SECTION 2

FRAC 3

SECTION 3

SECTION 8

SECTION 2

SECTION 3

SECTION 8

SECTION 2

SECTION 3

SECTION 8

SECTION 2

SECTION 3

SECTION 8

SECTION 2

SECTION 3

SECTION 8

SECTION 2

SECTION 3

SECTION 8

SECTION 2

SECTION 3

SECTION 8

SECTION 2

SECTION 3

SECTION 8

SECTION 2

SECTION 3

SECTION 8

SECTION 2

SECTION 3

SECTION 8

SECTION 2

SECTION 3

SECTION 8

SECTION 2

SECTION 3

SECTION 8

SECTION 2

SECTION 3

SECTION 8

SECTION 2

SECTION 3

SECTION 8

SECTION 2

SECTION 3

SECTION 8

SECTION 2

SECTION 3

SECTION 8