

Description of 25.918 Acres (Parcel # 5)

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 an iron pin set at the center of Section 2 (Note: Reference bearing on the east line of the northeast quarter of the southwest quarter of Section 2 used as South 02°00'12" West);

thence, with the east line of the northeast quarter of the southwest quarter, 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, being the **TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning and leaving Bucks Lake Road and with said Baringer property, the following two courses:

1. South 08°59'48" East a distance of 809.10 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°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°59'58" East a distance 60.44 feet to a point;
2. thence North 34°40'10" West a distance of 299.62 feet to a 5/8" iron pin set;
3. thence North 01°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 two courses:

1. North 61°03'16" East a distance of 93.64 feet to a point;
2. thence North 62°09'20" East a distance of 311.74 feet to a point;

thence, leaving Bucks Lake Road, South 25°45'28" East a distance of 300.00 feet to a 5/8" iron pin set, passing through a 5/8" iron pin set at a distance of plus 30.00 feet;

thence North 62°25'17" East 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 Bucks Lake Road, passing through a 5/8" iron pin set at a distance of plus 285.00 feet;

thence, with the center of Bucks Lake Road, the following 8 courses:

1. thence North 62°25'17" East a distance of 103.38 feet to a point;
2. thence North 64°13'50" East a distance of 88.80 feet to a point;
3. thence North 80°09'46" East a distance of 54.99 feet to a point;
4. thence South 78°16'28" East a distance of 80.16 feet to a point;
5. thence South 55°32'38" East a distance of 51.19 feet to a point;
6. thence South 41°21'26" East a distance of 53.87 feet to a point;
7. thence South 33°46'27" East a distance of 187.23 feet to a point;
8. thence South 36°48'50" East a distance of 213.56 feet to the Point of Beginning;

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 north end of the above described property with the north line of said easement being the centerline Bucks Lake Road. Containing 1.422 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 east line of the northeast quarter of the southwest quarter of Section 2 used as an assumed bearing of South 02°00'12" West.

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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

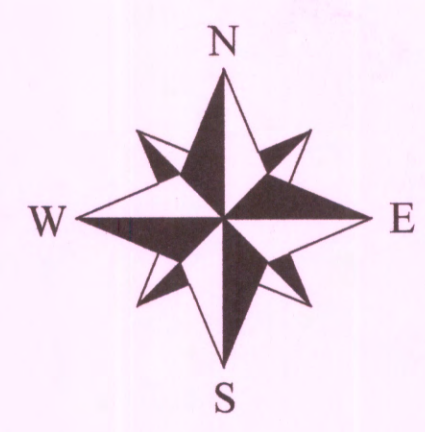
Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

NOV 13 2017

Jill Thompson
Athens County Auditor

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *Rebecca Williams*
DATE: 11/3/17



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 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"

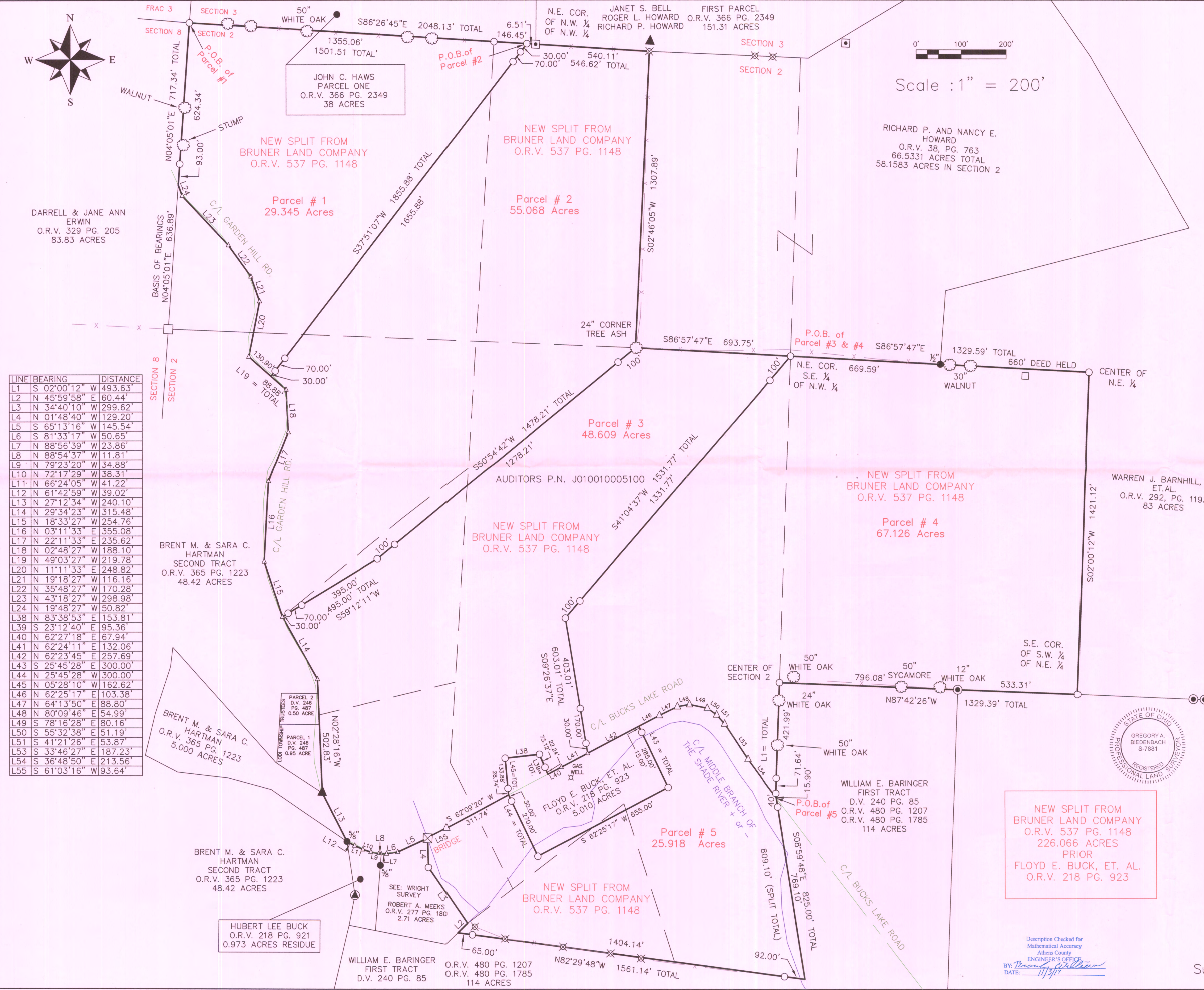
SURVEYORS CERTIFICATION:

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



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

