

Description of Parcel No. 9

Situated in the State of Ohio, County of Athens, Township of Troy, being in the northwest quarter of Section 5, Range 11 West, Township 5 North, of "The Ohio Company First Purchase of 1787", and being bounded and described as follows:

Commencing for reference at a railroad spike found in the top of a 24" diameter oak stump at the northwest corner of Section 5 (Note: Reference bearing on the west line of the northwest quarter of Section 5 used as South 00°55'28" West.);

thence, with the west line of Section 5 and the east line of a 74.88 acres tract as conveyed to Helen I. Russell by Official Records Volume 55, Page 439 of the Athens County Recorder's Office, South 00°55'28" West a distance of 841.50 feet to an iron pin set at the southwest corner of a 32.04 acres tract as conveyed to Gary P. Russell by Official Records Volume 208, Page 699 of the Athens County Recorder's Office;

thence, with the south line of occupation of said Russell property, the following four courses:

- (1) North 67°02'30" East a distance of 1,108.80 feet to an iron pin set;
- (2) thence North 81°23'24" East a distance of 759.75 feet to an iron pin set;
- (3) thence South 01°13'58" West a distance of 316.80 feet to an iron pin set;
- (4) thence South 89°10'15" East a distance of 270.00 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the south line of occupation of said Russell property, South 89°10'15" East a distance of 861.90 feet to an iron pin set in the east line of the northwest quarter of Section 5, passing through a marked stone found at a distance of plus 852.60 feet;

thence, with the quarter section line and the west line of an 86.46 acres tract as conveyed to David M. and Rosemary Eaton by Official Records Volume 170, Page 410 of the Athens County Recorder's Office, South 01°18'11" West a distance of 956.92 feet to an iron pin set in the north line of a 1.0 acre tract as conveyed to John and Shelley Murphy by Official Records Volume 80, Page 503 of the Athens County Recorder's Office;

Troy #5  
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thence, with the north line of said Murphy property, North  $86^{\circ}26'41''$  West a distance of 148.89 feet to an iron pin found;

thence, with the west line of said Murphy property, South  $04^{\circ}22'57''$  East a distance of 99.97 feet to an iron pin found capped "J.E. Huffman-Ohio 6850" at the northeast corner of a 0.36 acre tract as conveyed to John and Shelley Murphy by Official Records Volume 141, Page 867 of the Athens County Recorder's Office;

thence, with the north line of the latter said Murphy tract, South  $67^{\circ}47'03''$  West a distance of 149.10 feet to an iron pin found capped "J.E. Huffman-Ohio 6850";

thence, with the west line of the latter said Murphy tract, South  $01^{\circ}13'06''$  East a distance of 60.88 feet to a point in the centerline of Township Road No. 178, passing through an iron pin found capped "J.E. Huffman-Ohio 6850" at a distance of plus 40.88 feet;

thence, with the centerline of Township Road 178, the following ten courses:

- (1) South  $85^{\circ}02'25''$  West a distance of 56.53 feet to a point;
- (2) thence South  $77^{\circ}10'27''$  West a distance of 50.21 feet to a point;
- (3) thence South  $64^{\circ}57'20''$  West a distance of 57.58 feet to a point;
- (4) thence South  $53^{\circ}48'22''$  West a distance of 57.75 feet to a point;
- (5) thence South  $42^{\circ}11'17''$  West a distance of 61.27 feet to a point;
- (6) thence South  $31^{\circ}28'04''$  West a distance of 163.77 feet to a point;
- (7) thence South  $34^{\circ}54'47''$  West a distance of 63.36 feet to a point;
- (8) thence South  $46^{\circ}51'43''$  West a distance of 34.83 feet to a point;
- (9) thence South  $71^{\circ}32'43''$  West a distance of 31.31 feet to a point;
- (10) thence South  $89^{\circ}15'43''$  West a distance of 33.15 feet to a point;

thence, leaving the road, North  $09^{\circ}07'55''$  East a distance of 850.00 feet to an iron pin set, passing through an iron pin set at a distance of plus 33.92 feet;

thence North  $84^{\circ}25'18''$  West a distance of 292.43 feet to an iron pin set;

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thence North 04°16'50" East a distance of 656.71 feet to the Point of Beginning;

containing 21.129 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 Township Road No. 178.

Subject to the 100 year Flood Plain restrictions, if applicable.

Subject to a 50.00 feet wide easement being reserved unto the grantor, his heirs, and/or assigns, forever. Said easement is for the purposes of running utilities to other parcels of land on or near Township Road No. 178. Said easement runs in an east-west direction across the south end of the above described property with the south line of said easement being the centerline of Township Road No. 178. Containing 0.700 acres, more or less, of easement.

All iron pins set are 1/2" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the west line of the northwest quarter of Section 5 used as an assumed bearing of South 00°55'28" West.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of April 26, 1996, subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 143, Page 449.

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# SURVEY PLAT

for  
**BRUNER LAND CO.**

Situated in the State of Ohio, County of ATHENS, Township of TROY, being IN THE NORTHWEST QUARTER OF SECTION 5  
Range 11 West, Township 5 North, of The OHIO COMPANY FIRST PURCHASE - 1787.

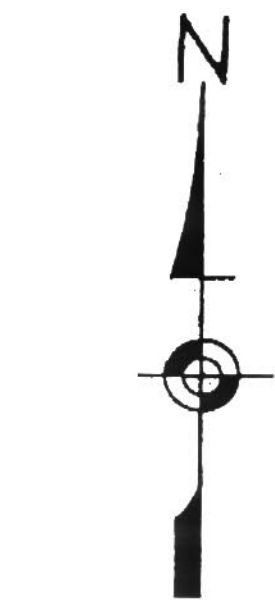
- PERTINENT DOCUMENTS**
- (1) All deeds as shown.
  - (2) County tax maps.
  - (3) U.S.G.S. quadrangle map LUBECK.
  - (4) Survey plat by CHET WATERMAN.
  - (5) Survey plat by \_\_\_\_\_.
  - (6) Survey plat by \_\_\_\_\_.
  - (7) \_\_\_\_\_.
  - (8) \_\_\_\_\_.
  - (9) PRIOR DEED OR VOL. 143 PG. 449.

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.

- o = 1/2" iron pin set capped "Claus 6456".
- = iron pin found uncapped.
- ⊙ = iron pin found capped "J.E. HUFFMAN 2410 6252".
- ⊠ = marked stone found.
- ⊞ = un-marked stone found.
- △ = survey angle point.
- ▲ = railroad spike set.
- ⊙ = railroad spike found.
- ⊙ = tree with wire found.
- ⊞ = existing property lines.
- ⊞ = fence evidence found.
- ⊞ = lines of this survey.

**SURVEYOR'S 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.

5-26-96 Roger W. Claus  
Date \_\_\_\_\_  
Revisions \_\_\_\_\_  
Page \_\_\_\_\_ Initials \_\_\_\_\_  
Roger W. Claus, P.S. 6456  
33310 TH 2065  
Levinville, Ohio 43754  
(614) 567-3168



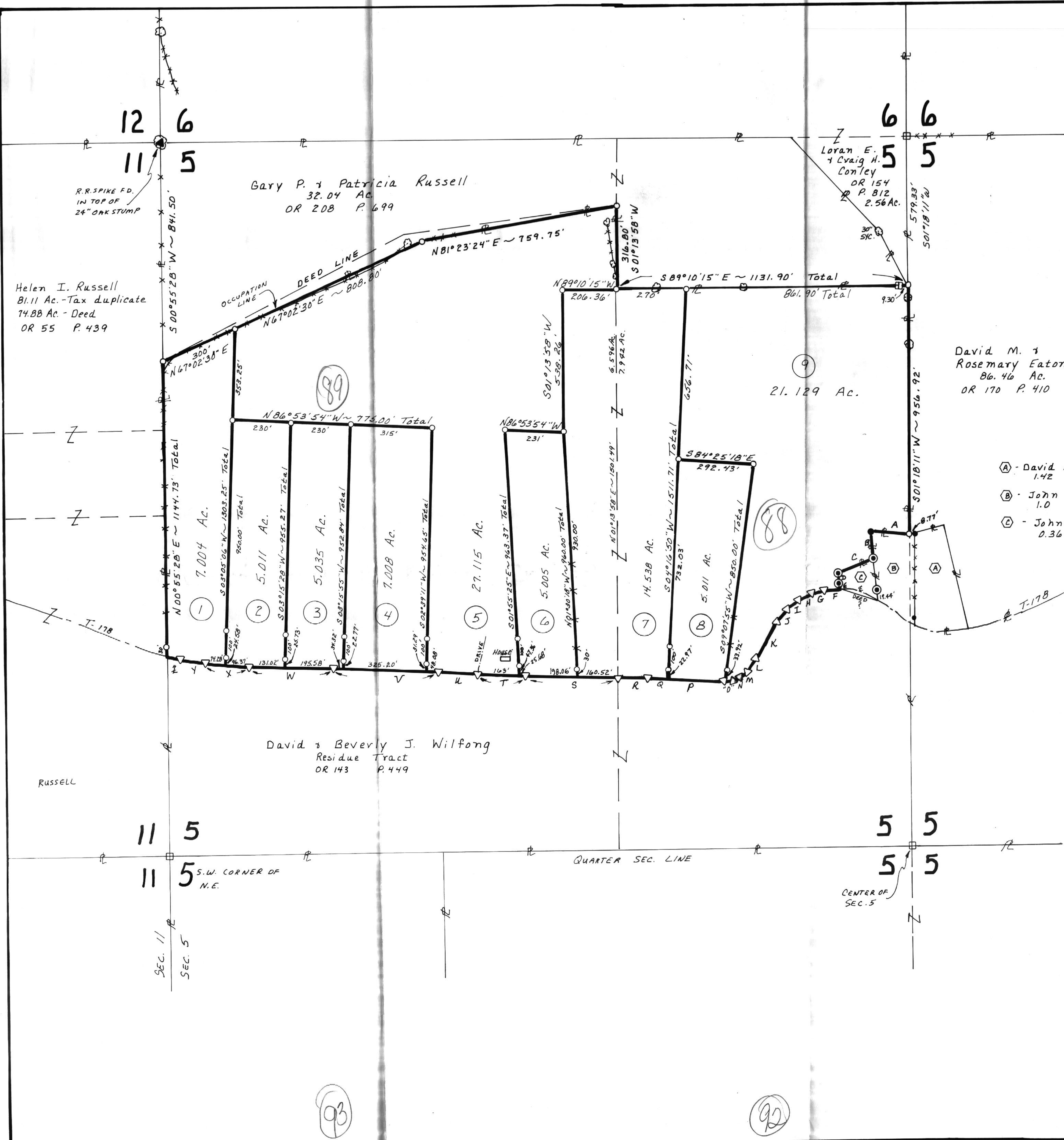
The bearings on this plat are for angle calculations only and are based on THE WEST LINE OF THE N.W. 1/4 OF SEC. 5 used as S 00° 55' 28" W.

SCALE 1" = 200 FT.



CLAUSS SURVEYING  
ROGER W. CLAUS, P.S.  
(614) 567-3168  
33310 TH 2065  
Levinville, Ohio 43754

LINE	BEARING	DIST.
A	N 06° 26' 41" W	148.89'
B	S 04° 22' 57" E	99.97'
C	S 67° 47' 03" W	149.10'
D	S 01° 13' 06" E	40.88'
E	S 01° 13' 06" E	20.00'
F	S 85° 02' 25" W	56.53'
G	S 77° 10' 27" W	50.21'
H	S 64° 57' 20" W	57.58'
I	S 53° 48' 22" W	57.75'
J	S 42° 11' 17" W	61.27'
K	S 31° 28' 04" W	163.77'
L	S 34° 54' 47" W	63.36'
M	S 46° 51' 43" W	34.83'
N	S 71° 32' 43" W	31.31'
O	S 89° 15' 43" W	33.15'
P	N 86° 05' 20" W	220.48'
Q	N 86° 05' 20" W	77.54'
R	N 87° 27' 29" W	112.19'
S	N 87° 44' 30" W	358.58'
T	N 86° 34' 06" W	188.68'
U	N 85° 27' 05" W	151.98'
V	N 86° 35' 00" W	407.60'
W	N 87° 39' 58" W	326.60'
X	N 82° 43' 05" W	170.65'
Y	N 79° 43' 35" W	99.80'
Z	N 76° 36' 09" W	54.16'



12 6  
11 5

Gary P. & Patricia Russell  
32.04 Ac.  
OR 208 P. 699

Helen I. Russell  
81.11 Ac. - Tax duplicate  
74.88 Ac. - Deed  
OR 55 P. 439

Loran E. & Craig H. Conley  
OR 154 P. 812  
OR 256 Ac.

6 6  
5 5

9  
21.129 Ac.

David M. & Rosemary Eaton  
86.46 Ac.  
OR 170 P. 410

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- A - David M. & Rosemary Eaton  
1.42 Ac. V. 373 P. 1019
- B - John & Shelley Murphy  
1.0 Ac. OR 80 P. 503
- C - John & Shelley Murphy  
0.36 Ac. OR 141 P. 867

David & Beverly J. Wilfong  
Residue Tract  
OR 143 P. 449

11 5  
11 5

5 5  
5 5

93

92

91

90