

Description of Parcel No. 2

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, North 67°02'30" East a distance of 300.00 feet to an iron pin set;

thence, leaving the property line, South 03°05'06" West a distance of 353.25 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning, South 86°53'54" East a distance of 230.00 feet to an iron pin set;

thence South 03°15'28" West a distance of 955.27 feet to a point in the centerline of Township Road No. 178, passing through two iron pins set at distances of plus 829.54 feet and plus 929.54 feet, respectively;

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

(1) North 87°39'58" West a distance of 131.02 feet to a point;

(2) thence North 82°43'05" West a distance of 96.37 feet to a point;

thence, leaving the road, North 03°05'06" East a distance of 950.00 feet to the Point of Beginning, passing through two iron pins set at distances of plus 24.58 feet and plus 124.58 feet, respectively;

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containing 5.011 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 0.261 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.

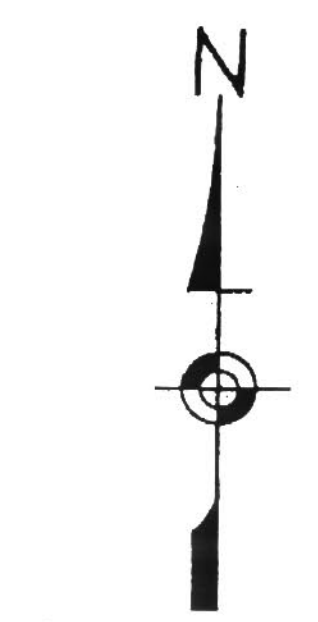
- PERTINENT DOCUMENTS**
- (1) All deeds as shown.
 - (2) County tax maps.
 - (3) U.S.G.S. quadrangle map LUBECK.
 - (4) Survey plat by CHET WATERMAN.
 - (5) Survey plat by _____.
 - (6) Survey plat by _____.
 - (7) _____.
 - (8) _____.
 - (9) PRIOR DEED OR VOL. 143 PG. 449.

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.

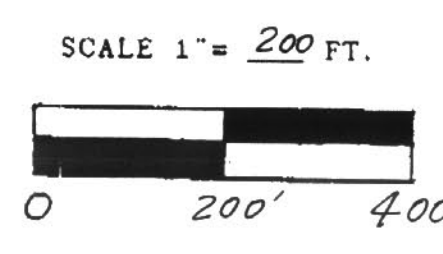
- o = 1/2" iron pin set capped "Claus 6456".
- = iron pin found uncapped.
- ⊙ = iron pin found capped "J.E. HUFFMAN 2410 6252".
- ⊠ = marked stone found.
- ⊞ = un-marked stone found.
- △ = survey angle point.
- ▲ = railroad spike set.
- ⊙ = railroad spike found.
- ⊙ = tree with wire found.
- = existing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

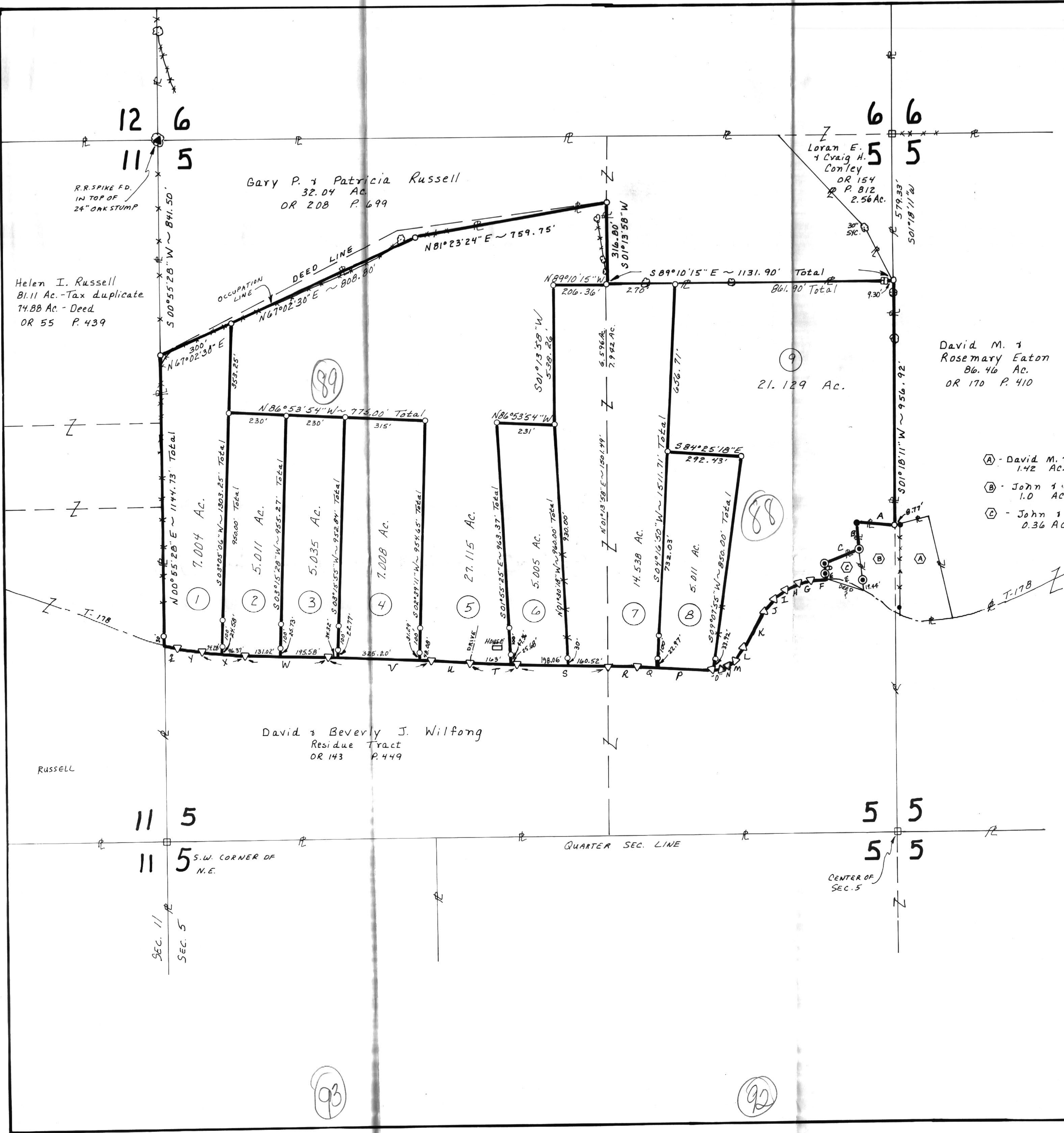


The bearings on this plat are for angle calculations only and are based on THE WEST LINE OF THE N.W. 1/4 OF SEC. 5 used as S 00° 55' 28" W.



CLAUS 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'



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

21.129 Ac.

- (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

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

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

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