

Description of Parcel # 1 (102.784 Acres)

thence, with the east line of Section 3, North 03°44'43" East a distance of 79.12 feet to a 5/8" iron pin found uncapped at the northwest corner of the southwest quarter of Section 2;

thence, with the north line of the southwest quarter of Section 2, South 86°35'46" East a distance of 445.41 feet to a point in the center of County Road No. 7, passing through a 5/8" iron pin set at a distance of plus 414.54 feet;

thence, with the center of County Road No. 7, South 64°55'50" West a distance of 30.00 feet to a point;

thence, South 36°45'54" East a distance of 95.32 feet to a 5/8" iron pin set;

thence South 02°37'40" West a distance of 1,632.93 feet to a 5/8" iron pin set;

thence South 26°13'38" West a distance of 1,341.24 feet to the **POINT OF BEGINNING**, passing through two 5/8" iron pins set at distances of plus 100.00 feet and plus 724.24 feet, respectively;

containing 102.784 acres, more or less, of which:

75.984 acres are in Section 3 being all of Parcel No. 13-40-03-22-000 and

26.800 acres are in Section 2 being part of Parcel No. 13-40-02-07-001.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of County Road No. 7 (Cannelville Road).

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

Subject to a 50.00 feet wide easement being reserved unto Bruner Land Company, Inc., his heirs, and/or assigns, forever. Said easement is for the purposes of running utilities to other parcels of land on or near County Road No. 7. 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 center of County Road No. 7. Containing 1.719 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 southeast quarter of Section 3 used as a grid bearing of South 03°44'43" West as calculated from a GPS Observation NAD 83 Ohio South Zone.