

08-30-25-04-001

Description of Parcel #1 (25.016 Acres)

Situated in the State of Ohio, County of Muskingum, Township of Brush Creek, being in the northwest quarter of Section 25, Range 13 West, Township 11 North, of "The Congress Lands East of the Scioto River", and being bounded and described as follows:

Beginning at a 5/8" iron pin found capped "Graves 5792" at northwest corner of Section 25 (Note: Reference bearing on the north line of the northwest quarter of Section 25 used as South 86°32'21" East.);

thence, from said Point of Beginning with the section line common to Sections 16 and 25, South 86°32'21" East a distance of 725.40 feet to a point in the travelled portion of Baughman Run Road, passing through a 5/8" iron pin set at a distance of plus 238.00 feet;

thence, leaving the section line, South 03°23'59" West a distance of 1,474.24 feet to a 5/8" iron pin set in the north line of a 70.19 acres tract as conveyed to the State of Ohio Department of Natural Resources by Tract Seven of Official Records Volume 2429, Page 176 of the Muskingum County Recorder's Office, passing through two 5/8" iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

thence, with the north line of said State of Ohio property, the following five courses:

1. North 81°07'38" West a distance of 126.00 feet to a harrow tooth found;
2. thence North 03°30'22" East a distance of 50.00 feet to a 5/8" iron pin found uncapped;
3. thence North 86°18'01" West a distance of 129.20 feet to a 5/8" iron pin found uncapped;
4. thence South 03°25'19" West a distance of 123.26 feet to a 5/8" iron pin found uncapped;
5. thence North 85°59'38" West a distance of 472.78 feet to a 5/8" iron pin found capped "Dinan 5451" in the west line of Section 25;

thence, with the west line of Section 25, North 03°28'19" East a distance of 1,530.58 feet to the Point of Beginning;

containing 25.016 acres, more or less, being part of Parcel No. 08-30-25-04.

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. 32 (Baughman Run Road 60' RW).

DESCRIPTION
APPROVED

By:  11/25/2013

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Subject to a 50.00 feet wide easement being reserved unto Bruner Land Company, Inc. 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 Baughman Run Road. Said easement runs in an east-west direction across a portion of the north end of the above described property with a legal road frontage extending 414.00 feet westerly from the northeast corner of the above-described parcel with the north line of said easement being the north line of the above-described parcel. Containing 0.475 acre, more or less, of easement.

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

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 northwest quarter of Section 25 used as an assumed bearing of South 86°32'21" East.

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

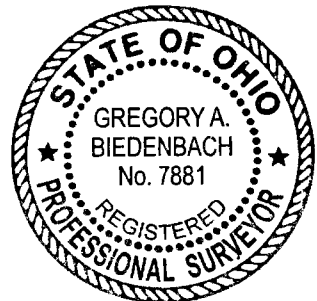
The above description prepared by Gregory A. Biedenbach, Ohio Registered Surveyor No. 7881, based on information obtained from an actual field survey of October 7, 2013. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Official Records Volume 2494, Page 555.


Oct. 7, 2013

Date

**OFFICE COPY
NOT RECORDABLE**
Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.



Cc: Survey File: GB-1933G

08-30-25-04-001 
B

The bearings on this plat are for angle calculations only and are based on the north line of the northwest quarter of Section 25 used as S 86°32'21" E.

SURVEY PLAT

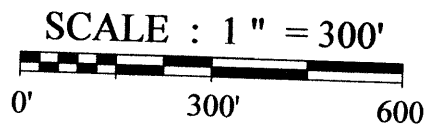
FOR

BRUNER LAND COMPANY, INC.

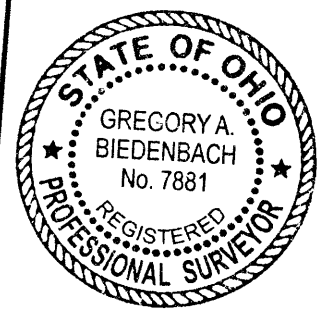
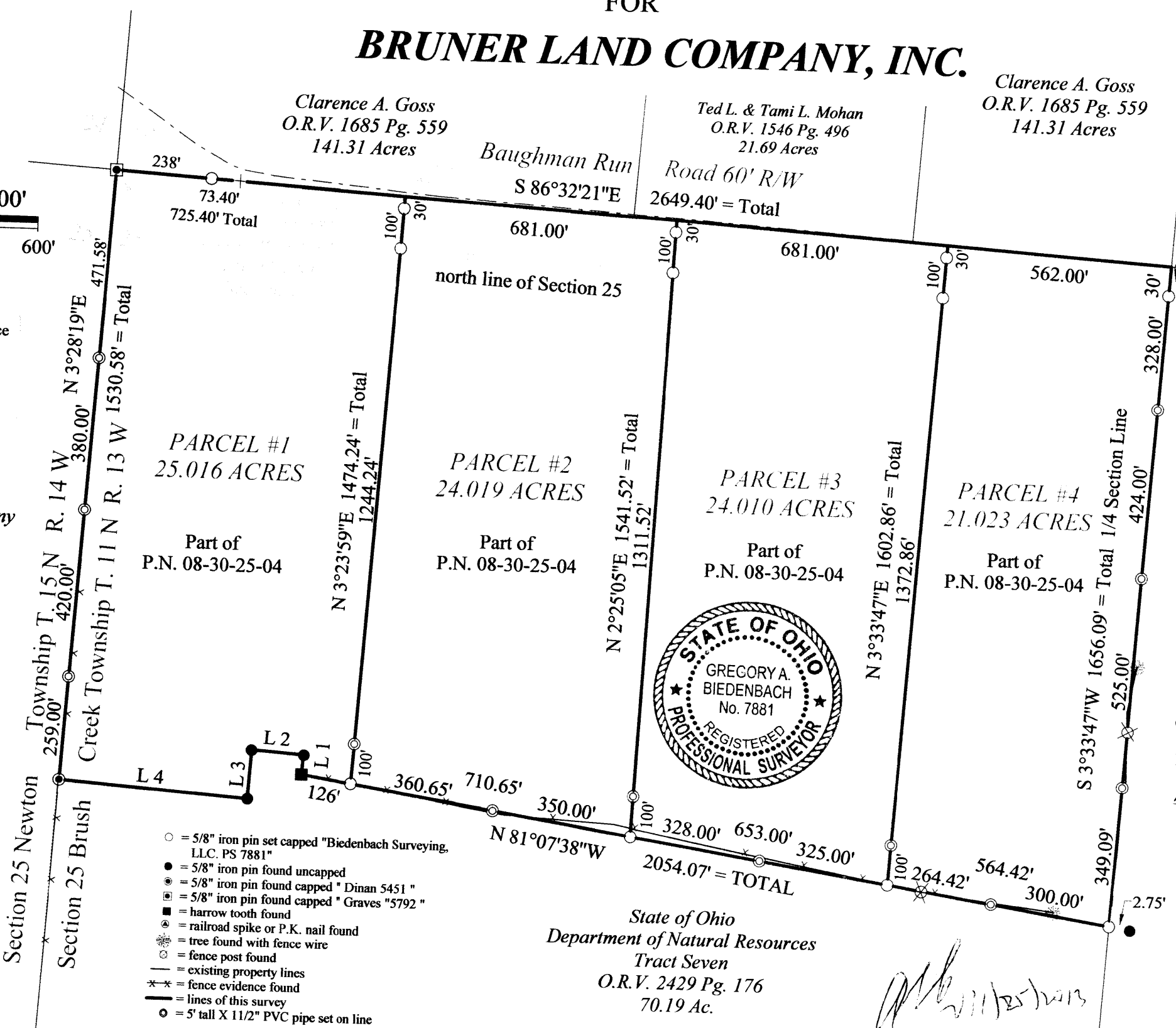
PERTINENT DOCUMENTS

- (1) All deeds as shown.
- (2) County Tax Maps.
- (3) U.S.G.S. quadrangle map Philo.
- (4) Survey plats by Dinan & Assoc.
- (5) Survey plat by Kevin Cannon.
- (6) Survey plat by Richard Graves.

Subject to all legal right-of-ways, easements, restrictions, reservations and zoning regulations of record.
Subject to the 100-year Flood Plain restrictions, if applicable.
Subject to any facts that may be disclosed in a full and accurate title search.



Line	Bearing	Distance
1	N 3°30'22"E	50.00'
2	N 86°18'01"W	129.20'
3	S 3°25'19"W	123.26'
4	N 85°59'38"W	472.78'
5	S 86°46'55"E	23.74'



- = 5/8" iron pin set capped "Biedenbach Surveying, LLC. PS 7881"
- = 5/8" iron pin found uncapped
- ⊙ = 5/8" iron pin found capped "Dinan 5451"
- ⊠ = 5/8" iron pin found capped "Graves "5792"
- = harrow tooth found
- ⊙ = railroad spike or P.K. nail found
- ⊙ = tree found with fence wire
- = fence post found
- = existing property lines
- * * = fence evidence found
- = lines of this survey
- = 5' tall X 1 1/2" PVC pipe set on line

State of Ohio
Department of Natural Resources
Tract Seven
O.R.V. 2429 Pg. 176
70.19 Ac.

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.

10/7/13
Date
Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.

BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43793
740.472.1262 OFFICE
740.472.5298 FAX

JOB NO. GB-1933G