

Description of 84.869 Acres

The following described parcel is a new split out of a 107.33 acres (deed) 107.230 acres (new survey) tract as conveyed to Bruner Land Company, Inc. by Volume 2801, Page 341 of the Muskingum County Recorder's Office. Said parcel being all of a 29.97 acres tract P.N. 20-50-21-19-000 and part of a 77.36 acres tract P.N. 20-50-21-17-000.

Situated in the State of Ohio, County of Muskingum, Township of Harrison, being part in the southwest quarter and part in the southeast quarter of Section 21, Range 13 West, Township 11 North, of "The Congress Lands East of the Scioto River", and being bounded and described as follows:

Commencing for reference at a 5/8" iron pin set at the southeast corner of Section 21 (Note: Reference bearing on the east line of the southeast quarter of the southeast quarter of Section 21 used as South 00°08'30" East.);

thence, with the south line of Section 21, North 89°30'22" West a distance of 753.79 feet to a 5/8" iron pin set, being **THE TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning and continuing with the south line of Section 21, North 89°33'25" West a distance of 1,713.57 feet to a point near the center of a 40" white oak tree at the southeast corner of a 20.007 acres tract as conveyed to Saylor G. Kelly by Volume 1937, Page 497 of the Muskingum County Recorder's Office, passing through a 5/8" iron pin set at a distance of plus 190.31 feet, passing over the center of Township Road No. 68 (Butterbean Ridge Road) at a distance of plus 290.31 feet and passing through an additional 5/8" iron pin set at a distance of plus 395.70 feet, respectively;

thence, with said Kelly property, the following two courses:

1. North 00°31'36" East a distance of 486.44 feet to a stone found, passing through a 1/2" iron pin found capped "Claus 6456" at a distance of plus 1.88 feet, a 1/2" iron pin found capped "Claus 6456" bears South 72°19'35" East a distance of 0.92 feet;
2. thence North 89°56'27" West a distance of 571.35 feet to a marked stone found at the southeast corner of a 13.278 acres tract as conveyed to Russell L. and Melody L. Coen by Parcel II of Volume 2619, Page 578 of the Muskingum County Recorder's Office;

thence, with the east line of said Coen property and an extension thereof, North 00°14'41" West a distance of 2,251.42 feet to a 5/8" iron pin set in the north line of the southwest quarter of Section 21, passing through a 1/2" iron pin found uncapped at a distance of plus 690.71 feet;

thence, with the north line of the southwest quarter, South 89°31'32" East a distance of 589.39 feet to a marked stone found at the center of Section 21;

thence, with east line of the southwest quarter, South 00°14'06" West a distance of 1,365.80 feet to a 5/8" iron pin found uncapped at the southwest corner of a 74 acres tract as conveyed to Bruce T. Morrison and Teresa E. Moore by Volume 1550, Page 153 of the Muskingum County Recorder's Office;

thence, with the south line of said Morrison - Moore property, South 89°33'05" East a distance of 1,723.98 feet to a point in the center of an existing field drive [(said field drive being an access right-of-way to the aforesaid 74 acres Morrison - Moore tract (See: Volume 1085, Page 407)], passing through two 5/8" iron pins set at distances of plus 1,593.98 feet and plus 1,693.98 feet, respectively;

thence, with the center of said field drive, the following 16 courses:

Page 2 of 3

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1. South 13°44'33" West a distance of 18.92 feet to a point;
2. thence South 37°05'29" West a distance of 97.93 feet to a point;
3. thence South 26°09'30" West a distance of 116.28 feet to a point;
4. thence South 01°26'16" West a distance of 128.45 feet to a point;
5. thence South 20°04'05" East a distance of 49.10 feet to a point;
6. thence South 33°49'32" East a distance of 62.26 feet to a point;
7. thence South 44°43'07" East a distance of 124.23 feet to a point;
8. thence South 35°52'20" East a distance of 36.21 feet to a point;
9. thence South 29°30'45" East a distance of 210.93 feet to a point;
10. thence South 07°39'42" East a distance of 163.61 feet to a point;
11. thence South 24°01'28" West a distance of 131.13 feet to a point;
12. thence South 44°21'46" West a distance of 61.71 feet to a point;
13. thence South 31°57'01" West a distance of 40.60 feet to a point;
14. thence South 24°24'32" West a distance of 84.43 feet to a point;
15. thence South 09°22'24" West a distance of 87.47 feet to a point;
16. thence South 09°01'39" West a distance of 69.24 feet to a point in the center of Township Road No. 68;

thence South 09°01'39" West a distance of 47.73 feet to the **POINT OF BEGINNING**;

containing 84.869 acres, more or less, of which:

29.955 acres is all of Parcel No. 20-50-21-19-000 and

54.914 acres is part of Parcel No. 20-50-21-17-000.

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. 68.

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. 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. 68 (Butterbean Ridge Road). Said easement runs in an east-west direction across the southeast corner of the above described property with the south line of said easement being the centerline of Township Road No. 68. Containing 0.346 acre, more or less, of easement.

20-50-21-17-000 B

Page 3 of 3
Description of 84.869 Acres

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 the southeast quarter of Section 21 used as an assumed bearing of South 00°08'30" 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 September 7, 2018. Said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Volume 2801, Page 341.

Sept. 7, 2018 Gregory A. Biedenbach
Date Gregory A. Biedenbach
Ohio Registered Surveyor
No. 7881.



Cc: Survey File: GB-3084F

DESCRIPTION
APPROVED
By: GB 10/11/2018

Survey Plat
for
BRUNER LAND
COMPANY, INC.

JOHN H. & MABEL J.
HERSHBERGER
P.N. 20-50-21-02-001
VOL. 2576 PG. 420
61.89 ACRES

VERONICA L. PLANTS
P.N. 20-50-21-21-000
VOL. 2033 PG. 289
44.58 ACRES

DANIEL W. & NORMA J. REINSTLE
P.N. 20-50-21-16-011
VOL. 2630 PG. 139
5.02 ACRES

TOM RODGERS
P.N. 20-50-21-16-002
VOL. 1916 PG. 190
5 ACRES

TONY ALLEN & LANETTE POTTS
P.N. 20-50-21-16-003
VOL. 1879 PG. 359
10 ACRES

MARK & BARBARA ALLEN
P.N. 20-50-21-16-000
VOL. 1820 PG. 643
10.01 ACRES

JOSEPH & CAROL NICKELL
P.N. 20-50-21-16-010
VOL. 1675 PG. 520
10.010 ACRES

RUSSELL L. & MELODY L. COEN
P.N. 20-50-21-16-006
VOL. 2619 PG. 578
PARCEL II
13.278 ACRES

P.N. 20-50-21-16-007
VOL. 2619 PG. 578
PARCEL III
6.812 ACRES

SAYLOR G. KELLY
P.N. 20-50-21-16-004
VOL. 1937 PG. 497
20.007 ACRES

BEATRICE M. INMAN
P.N. 20-50-30-06-000
FIRST PARCEL
VOL. 2516 PG. 741
39.06 ACRES

Survey File No.: GB-3084F

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF HARRISON, BEING PART OF THE SOUTH HALF OF SECTION 21, RANGE 13 WEST, TOWNSHIP 11 NORTH OF "THE CONGRESS LANDS EAST OF THE SCIOTO RIVER".

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21 USED AS SOUTH 00°08'30" 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.

BRUCE T. MORRISON
TERESA E. MOORE
P.N. 20-50-21-18-000
VOL. 1550 PG. 153
74 ACRES

DESCRIPTION
APPROVED
By: *M. J. Hershberger*

BRUNER LAND COMPANY, INC.
PART OF P.N. 20-50-21-17-000
VOL. 2801 PG. 341
84.869 ACRES



SECTION 21

SECTION 30

SECTION 30

SECTION 30

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SECTION 30

- = 3/4" x 30" I.P. Set "Biedenbach Surveying, LLC, PS 7881"
- △ = survey angle point
- = I.P.F. uncapped (size noted)
- ⊠ = 3/4" I.P.F. "Newcome 7321"
- ⊞ = 1/2" I.P.F. "Claus 6456"
- ⊡ = marked stone found
- ⊞ = 3/4" I.P.F. "CLS 7224"
- ▲ = lathe found
- ⊗ = post found
- ⊙ = tree or stump found
- = unmarked stone found

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
DATE: *9/17/18*
GREGORY A. BIEDENBACH
OHIO REG. SURVEYOR PS 7881
BIEDENBACH SURVEYING, LLC
114 ADAMS AVENUE
WOODSFIELD, OHIO 43083
1.740.472.1262 OFFICE
1.740.472.5298 FAX

NOTE: THIS MAP IS AN ORIGINAL COPY ONLY WITH ORIGINAL SIGNATURE AND SEAL



Scale : 1" = 200'

- PERTINENT DOCUMENTS
- (1) ALL DEEDS AS SHOWN.
 - (2) COUNTY TAX MAPS.
 - (3) U.S.G.S. QUAD. MAP PHLO.
 - (4) SURVEY PLAT BY CLAUD SURVEYING.
 - (5) SURVEY PLAT BY KEVIN CANNON.
 - (6) SURVEY PLAT BY JACK D. NEWCOME.

NEW SURVEY
107.230 ACRES TOTAL

STEPHEN A. BELL
P.N. 20-40-07-07-000
VOL. 2448 PG. 159
49.07 ACRES

LINE	BEARING	DISTANCE
1	S 13°44'33" W	18.92'
2	S 37°05'28" W	197.83'
3	S 26°09'30" W	1116.28'
4	S 01°26'16" W	128.45'
5	S 20°04'05" E	48.10'
6	S 33°49'35" E	62.26'
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12	S 44°21'48" W	161.71'
13	S 31°57'01" W	40.60'
14	S 24°24'32" W	184.43'
15	S 09°22'24" W	187.47'
16	S 09°01'38" W	196.24'
17	S 09°01'38" W	147.73'
18	IN 00°31'36" E	1486.44'

JASON M. PLETCHER
P.N. 20-40-07-07-001
VOL. 1555 PG. 959
28.84 ACRES

JERRY ROGNON
P.N. 20-50-30-01-000
VOL. 1986 PG. 581
36.02 ACRES

BEATRICE M. INMAN
P.N. 20-50-30-02-000
VOL. 1149 PG. 739
40.99 ACRES

S 89°33'05" E
2.94'

S 89°33'05" E
732.72'

S 89°33'05" E
1723.98'

S 89°33'05" E
1723.98'

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1723.98'

S 89°33'05" E
1723.98'

S 89°33'05" E
1723.98'

S 89°33'05" E
1723.98'

185.82'

83.77'

145.04'

148.14'

218.04'

149.88'

153.65'

153.66'

33.63'

86.63'

22.361 ACRES

360.17'

190.31'

105.39'

1317.87'

1713.57' TOTAL

N 89°33'25" W

40°

WHITE OAK

40°

40°

40°

40°

40°

40°

40°

40°

40°

40°

40°

40°

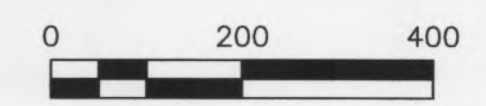
40°

40°

40°

40°

20-50-21-17-000 D



Scale : 1" = 200'

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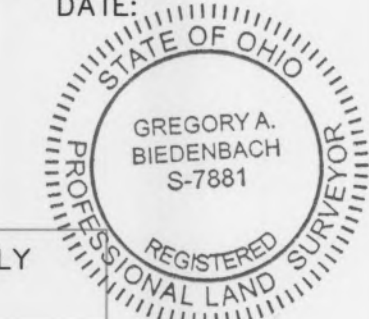
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Gregory A. Biedenbach
OFFICE COPY
NO REPRODUCIBLE
DATE: 7/20/18
GREGORY A. BIEDENBACH
OHIO REG. SURVEYOR PS 7881
BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43793
1.740.472.1262 OFFICE
1.740.472.5298 FAX

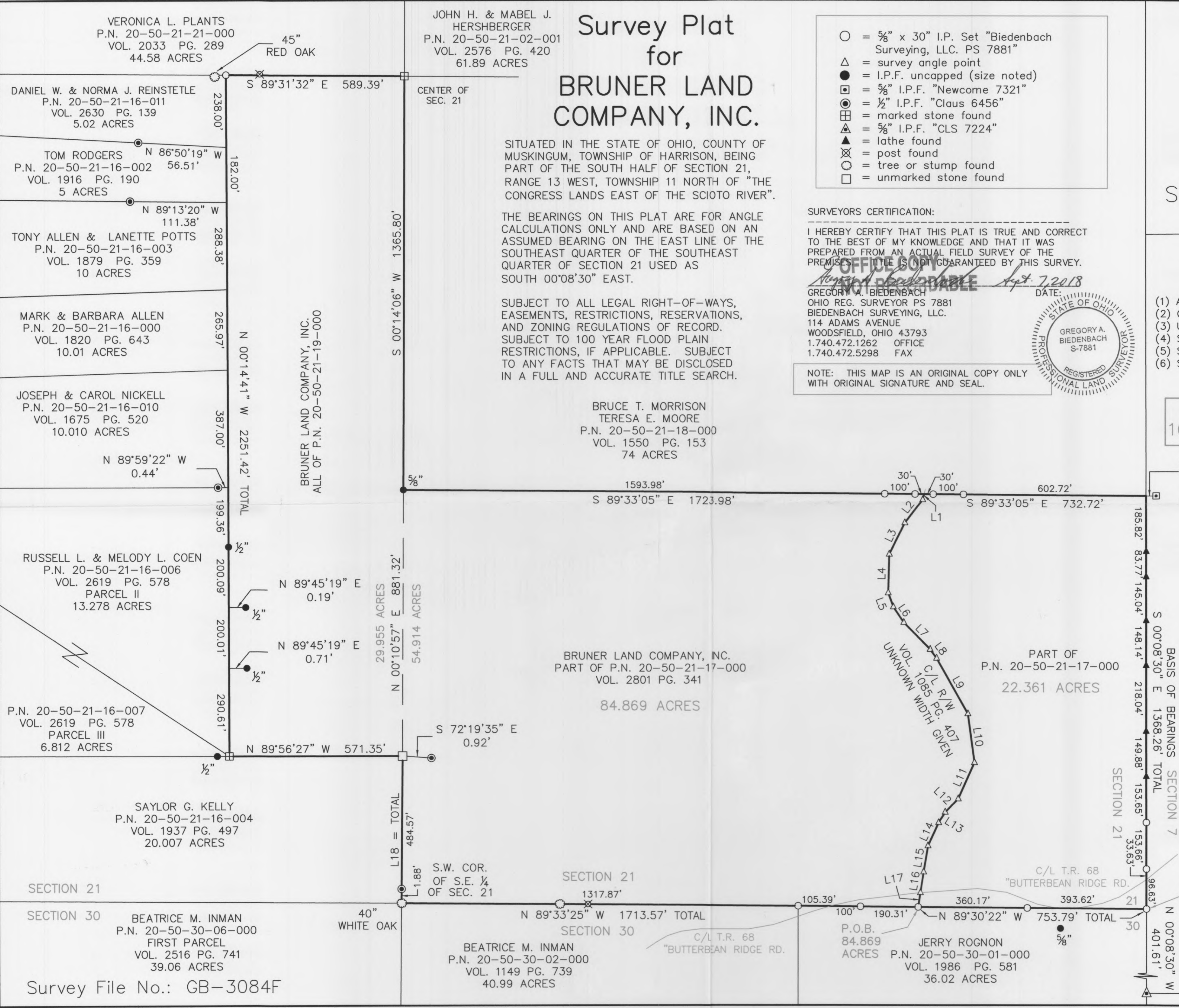


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NEW SURVEY
107.230 ACRES TOTAL



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L12	S 44°21'46" W	61.71'
L13	S 31°57'01" W	40.60'
L14	S 24°24'32" W	84.43'
L15	S 09°22'24" W	87.47'
L16	S 09°01'39" W	69.24'
L17	S 09°01'39" W	47.73'
L18	N 00°31'36" E	486.44'

DESCRIPTION APPROVED

By: *Jason M. Pletcher*

JASON M. PLETCHER
P.N. 20-40-07-07-001
VOL. 1555 PG. 959
28.84 ACRES

Survey File No.: GB-3084F