

**DESCRIPTION OF PARCEL NO. 3  
(5.012 ACRES)**

Situated in the State of Ohio, County of Muskingum, Township of Highland, being in the west half of Section 15, Range 5 West, Township 2 North, of "The United States Military District", and being bounded and described as follows:

Commencing for reference at an iron pin set at the center of Section 15 (Note: Reference bearing on the south line of the northwest quarter of Section 15 used as South 83°34'53" East.);

Thence, with the east line of the southwest quarter of Section 15, South 05°54'13" West a distance of 342.54 feet to a point in the center of an 8" diameter corner fence post found at the northeast corner of a 60 acres tract as conveyed to Joseph VanReeth, Luann Hill, and Lita J. VanReeth by Deed Volume 1114, Page 550 of the Muskingum County Recorder's Office;

Thence, with the north line of said VanReeth property and the north line of an 80.60 acres residue tract of the original 160 acres tract as conveyed to William N. and Katherine Balderson by the Fifth Parcel of Deed Volume 1135, Page 111 of the Muskingum County Recorder's Office, North 83°37'46" West a distance of 1,823.44 feet to an iron pin set, being the **TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and continuing with the north line of said Balderson tract, North 83°37'46" West a distance of 238.00 feet to an iron pin set;

Thence, leaving the north line of said Balderson tract, North 06°10'37" East a distance of 929.73 feet to a point on the south side of County Road No. 180 (New Hope Road), passing over the north line of the southwest quarter of Section 15 at a distance of plus 344.26 feet and passing through two iron pins set at a distances of plus 799.73 feet and plus 899.73 feet, respectively;

Thence, with the centerline of County Road No. 180, South 77°43'30" East a distance of 239.35 feet to a point;

Thence, leaving the road, South 06°10'37" West a distance of 905.11 feet to the Point of Beginning, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively, and passing over the south line of the northwest quarter of Section 15 at a distance of plus 561.05 feet;

Containing 5.012 acres, more or less, of which:

3.132 acres in the northwest quarter of Section 15 (Parcel No. 23-23-40-15-03-002) and

1.880 acres in the southwest quarter of Section 15 (Parcel No. 23-23-40-15-08-000).

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

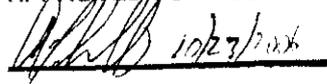
Subject to the right-of-way of County Road No. 180 (New Hope Road).

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

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near County Road No. 180. 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 centerline of County Road No. 180. Containing 0.273 acre, more or less, of easement.

The bearings in this description are for angle calculations only and are based on the south line of the northwest quarter of Section 15 used as South 83°34'53" East.

APPROVED FOR CLOSURE

 10/23/2026

Page 2 of 2

Description of Parcel No. 3 (5.012 acres)

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

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of October 9, 2006; said survey being subject to any facts that may be disclosed in a full and accurate title search.

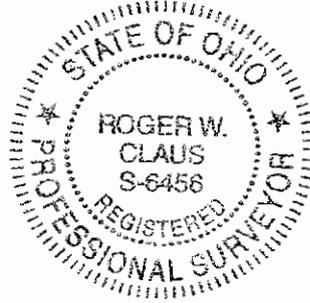
Prior deed: Official Records Volume 2052, Page 254

Surveyor:

Date:

*Roger W. Claus*

*10-10-06*



NOT RECORDED

# SURVEY PLAT FOR BRUNER LAND CO., INC.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM,  
TOWNSHIP OF HIGHLAND, BEING IN SECTION 15, RANGE 5 WEST,  
TOWNSHIP 2 NORTH, OF "THE UNITED STATES MILITARY DISTRICT".

PERTINENT DOCUMENTS

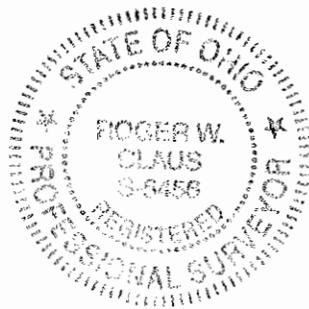
- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "OTSEGO"
- (4) SURVEY PLAT BY W. J. BIEDENBACH

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 15 USED AS SOUTH 83°34'53" 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.

- ⊗ = 8" CORNER FENCE POST FOUND
- ⊙ = 1/2" X 30" IRON PIN FOUND CAPPED "CLAUS 6456".
- = 5/8" X 30" IRON PIN SET CAPPED "CLAUS 6456"
- = 5/8" IRON PIN FOUND UNCAPPED.
- ◻ = 3/4" IRON PIN FOUND UNCAPPED.
- ⊙ = 5/8" IRON PIN FOUND CAPPED "BIEDENBACH 5718 - 6923"
- ▲ = " IRON PIN FOUND CAPPED "
- ⊕ = CONCRETE MONUMENT FOUND
- ⊞ = 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

Line	Bearing	Distance	57	S 77°43'30"E	239.35'
1	N 83°37'46"W	30.00'	58	S 6°10'37"W	30.00'
2	N 83°37'46"W	30.00'	59	S 6°10'37"W	100.00'
3	N 6°10'37"E	344.69'	60	S 6°10'37"W	344.06'
4	N 6°10'37"E	30.00'	61	N 83°37'46"W	297.00'
5	S 75°24'00"E	187.46'	62	S 77°43'30"E	298.69'
6	S 75°30'00"E	208.71'	63	S 6°10'37"W	30.00'
7	S 79°39'43"E	305.08'	64	S 6°10'37"W	100.00'
8	S 86°34'18"E	35.41'	65	S 6°10'37"W	343.81'
9	S 9°44'59"E	50.57'	66	N 83°37'46"W	311.00'
10	S 10°22'10"E	126.41'	67	S 77°43'30"E	11.20'
11	S 56°11'01"E	201.61'	68	S 75°30'00"E	208.71'
12	N 61°17'19"E	264.50'	69	S 79°39'43"E	93.59'
13	N 4°03'01"W	109.15'	70	S 6°10'37"W	30.00'
14	N 4°03'01"W	47.74'	71	S 6°10'37"W	100.00'
15	S 83°45'44"E	13.25'	72	S 6°10'37"W	343.55'
18	S 83°37'46"E	80.49'	73	N 83°37'46"W	76.20'
19	S 83°34'53"E	79.03'	74	S 79°39'43"E	211.49'
20	S 75°24'00"E	59.79'	75	S 6°10'37"W	218.72'
21	S 28°27'41"E	37.75'	76	S 6°10'37"W	343.15'
22	S 41°14'13"E	59.09'	77	N 83°37'46"W	177.00'
23	S 8°35'58"E	37.54'	78	N 83°37'46"W	121.44'
24	S 24°10'49"W	40.99'	79	S 80°24'04"E	361.95'
25	S 59°21'28"W	40.70'	80	S 6°10'37"W	30.00'
26	S 73°47'21"W	34.50'	81	S 6°10'37"W	100.00'
27	S 32°47'38"W	34.92'	82	S 6°10'37"W	342.68'
28	S 12°32'55"W	83.49'	83	S 80°24'04"E	173.31'
29	S 18°15'14"W	83.08'	84	S 81°02'20"E	194.06'
30	S 26°16'03"W	154.96'	85	S 6°10'37"W	30.00'
31	S 1°12'19"E	31.92'	86	S 6°10'37"W	100.00'
32	S 4°58'34"W	69.74'	87	N 83°34'53"W	191.47'
33	S 21°45'01"E	60.51'	88	S 81°02'20"E	20.24'
34	S 33°16'05"E	81.54'			
35	S 9°55'12"W	46.37'			
36	S 40°52'38"W	45.48'			
37	S 19°04'28"W	42.84'			
38	S 3°00'00"W	25.00'			
39	S 3°00'00"W	25.00'			
40	S 6°02'19"W	20.00'			
41	S 1°05'10"W	35.00'			
42	S 81°02'20"E	214.31'			
43	S 79°44'51"E	248.42'			
44	S 81°19'57"E	191.96'			
45	S 5°54'13"W	30.00'			
46	N 83°37'46"W	270.00'			
47	S 77°43'30"E	85.04'			
48	S 6°10'37"W	30.00'			
49	S 6°10'37"W	100.00'			
50	S 6°10'37"W	344.46'			
51	N 83°37'46"W	238.60'			
52	S 77°43'30"E	239.96'			
53	S 6°10'37"W	30.00'			
54	S 6°10'37"W	100.00'			
55	S 6°10'37"W	344.26'			
56	N 83°37'46"W	238.00'			



CLAUS SURVEYING  
ROGER W. CLAUS, P.S.  
(740) 567-3168  
Fax (740) 567-3106  
33310 TH 2065  
Lewisville, Ohio 43754  
e.mail. rogerclaus@hotmail.com

TOTAL FARM = 56.996 ACRES  
BRUNER LAND CO., INC.  
O.R. VOL. 2052, PG. 254 - 258

29.552 ACRES IN N.W. 1/4 OF SECTION 15  
PART OF PARCEL NO. 23-23-40-15-03-002

PART OF PARCEL NO. 23-23-40-15-08-000  
20.266 ACRES IN S.W. 1/4 OF SECTION 15

ALL OF PARCEL NO. 23-23-40-15-02-001  
7.178 ACRES IN N.E. 1/4 OF SECTION 15

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PRIOR OWNERS:  
LYNN G. AND WINONA ELLIOTT  
D.V. 1068, PG. 219

NOT IN 100 YEAR FLOOD PLAIN  
FEMA FIRM MAP NO. 3904250075 C  
ZONE "X" JUNE 3, 1988

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.

*Roger W. Claus* 10-30-06  
ROGER W. CLAUS, REG. SURVEYOR 6456 DATE:  
33310 CHRISTMAN RIDGE ROAD  
LEWISVILLE, OHIO 43754  
1-740-567-3168  
1-740-567-3106 fax

REVISIONS	DATE	INITIALS
REVISED PARCEL NO.	10-23-06	R.W.C.

WILLIAM D. WATSON -- 1/5 INTEREST  
 ROBERT E. WATSON -- 1/5 INTEREST  
 DEBRA ROMINE -- 1/5 INTEREST  
 LELAND E. WATSON -- 1/5 INTEREST  
 CYNTHIA WATSON -- 1/5 INTEREST  
 63.7 ACRES DEED  
 1ST. PARCEL OF D.V. 883, PG. 225  
 PARCEL NO. 56-56-60-01-23-000

WILLIAM N. BALDERSON  
 KATHERINE BALDERSON  
 VARIABLE WIDTH STRIP  
 DEED CALLS 33' WIDE ???  
 PART OF FIFTH PARCEL OF  
 D.V. 1135, PG. 111  
 PARCEL NO. 23-23-40-15-07-000

WILLIAM N. BALDERSON  
 KATHERINE BALDERSON  
 26.40' WIDTH STRIP (0.60 ACRE)  
 PART OF FIFTH PARCEL OF  
 D.V. 1135, PG. 111  
 PARCEL NO. 23-23-40-15-07-000

WILLIAM D. WATSON -- 1/5 INTEREST  
 ROBERT E. WATSON -- 1/5 INTEREST  
 DEBRA ROMINE -- 1/5 INTEREST  
 LELAND E. WATSON -- 1/5 INTEREST  
 CYNTHIA WATSON -- 1/5 INTEREST

80 ACRES DEED  
 2ND. PARCEL OF D.V. 883, PG. 225  
 PARCEL NO. 56-60-01-23-000

Approved For Transfer  
 On Lot Sewage Proposed  
 Date 1/22/07  
 Zanesville-Muskingum County  
 Health Department

THE BEARINGS ON THIS PLAT ARE FOR ANGLE  
 CALCULATIONS ONLY AND ARE BASED ON AN  
 ASSUMED BEARING ON THE SOUTH LINE OF  
 THE NORTHWEST QUARTER OF SECTION 15  
 USED AS SOUTH 83°34'53" EAST.

LYNN G. AND WINONA ELLIOTT  
 RESIDUE PART OF ORIGINAL  
 160 ACRES DEED  
 FIRST PARCEL OF D.V. 1068, PG. 219  
 PARCEL NO. 23-23-40-15-03-001

SCALE 1" = 400'



LYNN G. ELLIOTT  
 1.03 ACRES  
 D.V. 636, PG. 263 (PLAT ON PAGE 262)  
 SEE AFFIDAVIT IN D.V. 723, PG. 111

LYNN G. AND WINONA ELLIOTT  
 O.R. VOL. 1725, PG. 860 = 1/2 INTEREST  
 PARCEL NO. 23-23-40-15-03-000

LYNN G. AND WINONA ELLIOTT  
 1.144 ACRES  
 D.V. 1068, PG. 219

LYNN G. AND WINONA ELLIOTT  
 O.R. VOL. 1725, PG. 860 = 1/2 INTEREST  
 PARCEL NO. 23-23-40-15-03-000

LYNN G. AND  
 WINONA ELLIOTT  
 40 ACRES  
 SECOND PARCEL OF  
 D.V. 1068, PG. 219  
 PARCEL NO.  
 23-23-40-15-02-000

APPROVED FOR CLOSURE

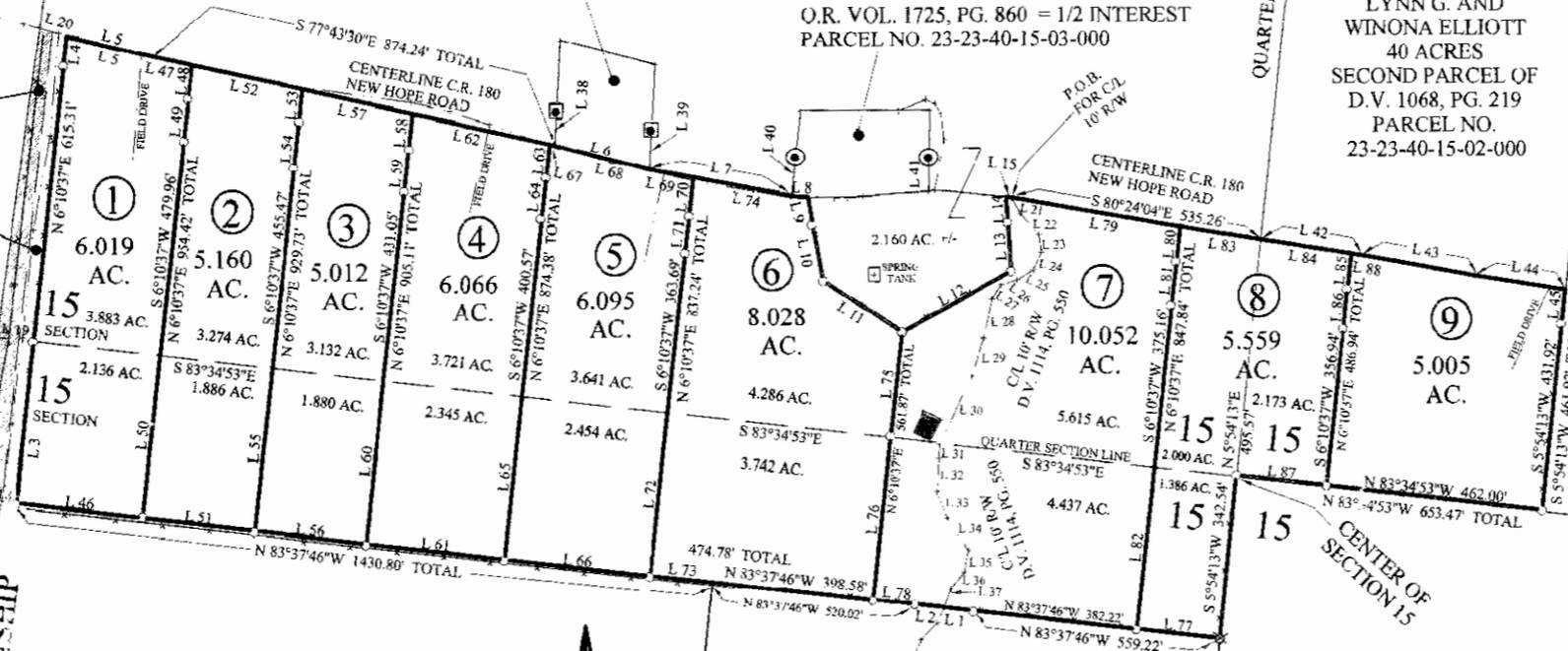
J. WELDON AND JANICE E. FUNK  
 119.480 ACRES RESIDUE PART  
 OF ORIGINAL 120 ACRES DEED  
 SIXTH TRACT OF D.V. 629, PG. 14  
 PARCEL NO. 23-23-40-15-01-000

JOSEPH VANREETH  
 LUANN HILL  
 LITA J. VANREETH

160 ACRES DEED  
 D.V. 1130, PG. 705  
 PARCEL NO.  
 23-23-40-15-02-000

APPROVED  
 MINOR LOT SPLIT ONLY  
 MUSKINGUM COUNTY  
 PLANNING COMMISSION

Date 1/22/07 Fee Paid



WILLIAM N. BALDERSON  
 KATHERINE BALDERSON  
 80.60 ACRES +/-  
 RESIDUE PART OF  
 ORIGINAL 140 ACRES DEED  
 FIFTH PARCEL OF D.V. 1135, PG. 111  
 PARCEL NO. 23-23-40-15-07-000

JOSEPH VANREETH  
 LUANN HILL  
 LITA J. VANREETH

60 ACRES DEED  
 D.V. 1114, PG. 550  
 PARCEL NO. 23-23-40-15-09-000

