

**DESCRIPTION OF PARCEL NO. 4
(16.343 ACRES)**

Situated in the State of Ohio, County of Muskingum, Township of Highland, being in the west half of Section 7, Range 5 West, Township 2 North, of "The Old Seven Ranges Survey", and being bounded and described as follows:

Commencing for reference at an iron pin set at the northwest corner of the southwest quarter of Section 7 (Note: Reference bearing on the east line of the southwest quarter of Section 7 used as South 01°31'21" West.);

Thence with the west line of the northwest quarter of Section 7, North 01°38'07" East a distance of 333.54 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 section line, North 01°38'07" East a distance of 330.00 feet to a 5/8" iron pin found capped "Hunnell 6889" at the southwest corner of a 118.813 acres tract as conveyed to Michael D. and Valerie N. Lashley by Official Records Volume 2066, Page 502 of the Muskingum County Recorder's Office;

Thence, with the south line of said Lashley tract, South 88°04'26" East a distance of 2,002.92 feet to a point in the centerline of County Road No. 20 (Barr Road - 40' R/W), passing through a 5/8" iron pin found capped "Hunnell 6889" at a distance of plus 1,978.33 feet;

Thence, with the centerline of County Road No. 20, the following five courses:

1. South 07°14'22" East a distance of 234.00 feet to a point;
2. Thence South 01°03'22" East a distance of 85.39 feet to a point;
3. Thence South 08°36'30" West a distance of 99.65 feet to a point;
4. Thence South 24°38'22" West a distance of 77.81 feet to a point;
5. Thence South 37°02'27" West a distance of 56.29 feet to a point;

Thence, leaving the centerline of the road, North 61°27'38" West a distance of 476.45 feet to an iron pin set, passing through two iron pins set at distances of plus 30.00 feet and plus 130.00 feet, respectively;

Thence North 88°27'30" West a distance of 1,543.01 feet to the Point of Beginning, passing through an iron pin set at a distance of plus 100.00 feet;

Containing 16.343 acres, more or less, being a new split from Parcel No. 23-50-07-06-000.

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. 20 (Barr 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. 20 (Barr Road). Said easement runs in a north-south direction across the east end of the above-described property with the east line of said easement being the centerline of County Road No. 20. Containing 0.635 acre, more or less, of easement.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

Description of Parcel No. 4 (16.343 acres)

The bearings in this description are for angle calculations only and are based on the east line of the southeast quarter of Section 7 used as an assumed bearing of South 01°31'21" West.

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 September 10, 2007; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 2115, Pages 594 - 595

Surveyor: _____
Date: 7-10-07

**OFFICE COPY
NOT RECORDABLE**



APPROVED FOR CLOSURE
[Signature] 9/10/07

**APPROVED
MINOR LOT SPLIT ONLY
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR**
[Signature]
Date: 10/24/07 Fee Paid: _____

SURVEY PLAT FOR BRUNER LAND COMPANY, INC.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF HIGHLAND, BEING IN THE WEST HALF OF SECTION 7, RANGE 5 WEST, TOWNSHIP 2 NORTH, OF "THE OLD SEVEN RANGES SURVEY".

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "OTSEGO"
- (4) SIX SURVEY PLATS BY W.J. BIEDENBACH
- (5) TWO SURVEY PLATS BY DENIS P. SWIERZ
- (6) SURVEY PLAT BY STEPHEN M. BOWMAN
- (7) SURVEY PLAT BY CHARLES W. HUNNELL
- (8) SURVEY PLAT BY DONALD E. BINCKLEY II
- (9) SURVEY PLAT BY CLAUD SURVEYING

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 09-10-07
 ROGER W. CLAUD, REGISTERED SURVEYOR 6456 DATE:
 33310 CHRISTMAN RIDGE ROAD
 LEWISVILLE, OHIO 43754
 1-740-567-3168
 1-740-567-3106 FAX

REVISIONS _____ DATE _____ INITIALS _____



SURVEY PLAT FILE: 070805R1

- = 5/8" x 3/16" IRON PIN SET CAPPED "CLAUS 6456"
- = 3/4" IRON PIN PIPE UNCAPPED
- ⊙ = 5/8" IRON PIN FD. CAPPED "HUNNELL 6889"
- ⊠ = 5/8" IRON PIN FD. CAPPED "BOWMAN 7135"
- ⊕ = 5/8" IRON PIN FD. CAPPED "SWIERZ 8062"
- ⊗ = 5/8" IRON PIN FD. CAPPED "WJB 5718"
- ⊞ = MARKED STONE FOUND.
- + = SURVEY ANGLE POINT
- ⊛ = TREE WITH WIRE FOUND
- = EXISTING PROPERTY LINES
- = LINES OF THIS SURVEY

SUBJECT TO ALL LEGAL RIGHTS-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.

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 7 USED AS SOUTH 01°31'21" WEST.

NEW SPLITS FROM:
 BRUNER LAND COMPANY, INC.
 76.704 ACRES MEASURED
 77 ACRES DEED
 O.R.V. 2115, PG. 594-595
 PARCEL NO. 23-50-07-06-000
 PARCEL NO. 23-50-07-07-000

PRIOR OWNERS:
 RAYMOND D. LONGSTRETH
 ROBERT E. STARRETT
 77 ACRES DEED
 O.R.V. 2074, PG. 699

Line	Bearing	Distance
1	S 88°04'26"E	24.59'
2	S 88°04'26"E	24.57'
3	S 88°04'26"E	168.96'
4	S 89°53'50"W	253.34'
5	N 88°40'01"W	247.45'
6	N 4°04'56"E	70.00'
7	N 4°04'56"E	101.71'
8	N 4°04'56"E	171.75'
9	S 1°38'07"W	330.00'
10	S 88°27'30"E	100.00'
11	S 88°27'30"E	30.00'
12	S 7°14'22"E	234.00'
13	S 8°36'30"W	99.65'
14	S 24°38'22"W	77.81'
15	S 37°02'27"W	111.29'
15A	S 37°02'27"W	56.29'
15B	S 37°02'27"W	55.00'
16	S 44°04'17"W	130.31'
16A	S 44°04'17"W	119.34'
16B	S 44°04'17"W	10.97'
17	S 51°24'33"W	278.63'
18	S 41°15'17"W	66.64'
19	S 30°23'49"W	192.39'
20	S 22°55'52"W	222.77'
21	S 1°03'22"E	85.39'
22	S 69°43'10"E	47.36'
23	S 69°43'10"E	127.16'
24	S 58°19'58"E	131.88'
25	S 67°33'44"E	107.43'
26	S 58°42'48"E	171.25'
27	N 1°38'07"E	333.54'
28	N 61°27'38"W	30.00'
29	N 61°27'38"W	100.00'
30	N 61°27'38"W	346.45'
31	N 88°27'30"W	100.00'
32	N 19°03'20"E	16.19'

