

Description of Parcel No. 2 (39.539 Acres)

Being a new split from a 74.652 acres tract as conveyed to Bruner Land Company, Inc. by Official Records Volume 2681, Page 186 of the Muskingum County Recorder's Office and being bounded and described as follows;

Situated in the State of Ohio, County of Muskingum, Township of Highland, being in the north half of the southwest quarter of Section 24, Range 5 West, Township 2 North, of "The U.S. Military District" and being further bounded and described as follows:

Beginning at a 5/8" iron pin found capped "'Biedenbach 5718" at the center of Section 24 (Note: Reference bearing on the east line of the northeast quarter of the southwest quarter of Section 24 used as South 02°03'36" West);

thence, from said Point of Beginning and running with said quarter-section line, South 02°03'36" West a distance of 810.89 feet to an iron pin set;

thence, leaving the quarter-section line North 87°57'18" West a distance of 1,707.09 feet to an iron pin set at the southeast corner of a 5.348 acres tract as conveyed to Cynthia Northrup by Official Records Volume 2085, Page 371 of the Muskingum County Recorder's Office, passing over the west line of the northeast quarter of the southwest quarter of Section 24 at a distance of plus 1,308.83 feet;

thence, with the east line of said Northrup tract, North 28°17'45" West a distance of 624.21 feet to an iron pin set at the northeast corner of said Northrup tract;

thence, with the north line of said Northrup tract, North 85°26'36" West a distance of 329.13 feet to a point in the centerline of County Road No. 21 (Lodge Road), passing through an iron pin set at a distance of plus 200.13 feet and passing through a 5/8" iron pin found capped "Graves 5792" at a distance of plus 300.13 feet;

thence, with the centerline of County Road No. 21, the following three courses:

1. North 23°21'48" West a distance of 128.86 feet to a point;
2. thence North 23°53'25" West a distance of 125.15 feet to a point;
3. thence North 24°30'51" West a distance of 90.18 feet to a point in the north line of the southwest quarter of Section 24;

thence, leaving the road with said quarter-section line, South 86°46'03" East a distance of 2,502.32 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 through another iron pin set at the northeast corner of the northwest quarter of the southwest quarter of Section 24 at a distance of plus 1,193.09 feet;

Containing 39.539 acres, more or less, being part of Parcel No. 23-80-24-08-000.

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. 21 (Lodge Road).

Page 2 of 2

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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. 21. Said easement runs in an north-south direction across the west end of the above-described property with the west line of said easement being the centerline of said County Road No. 21. Containing 0.395 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 "Biedenbach Surveying, LLC. 7881 - 8534".

The bearings in this description are for angle calculations only and are based on the east line of the northeast quarter of the southwest quarter of Section 24 used as an assumed bearing of South 02°03'36" West.

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

The above description was prepared by Gregory A. Biedenbach Registered Surveyor No. 7881, based on an actual field survey of January 05, 2017; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 2681, Page 186.

Surveyor: _____

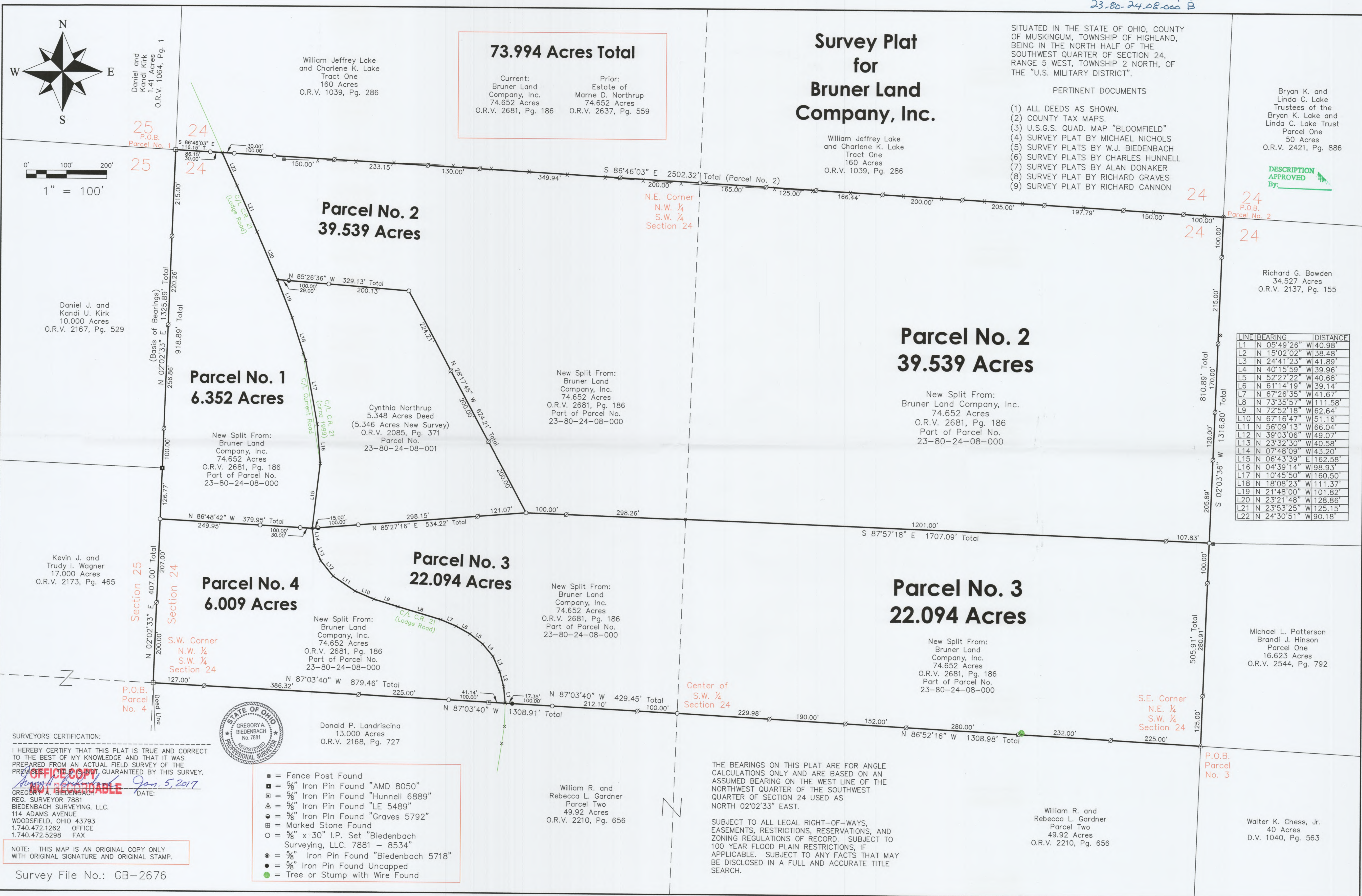
Date: _____

Survey File: GB-2676

DESCRIPTION
APPROVED
By: _____



23-80-24-08-002 B
23-80-24-08-003 B
23-80-24-08-004 B
23-80-24-08-000 B



73.994 Acres Total

Current:
Bruner Land Company, Inc.
74.652 Acres
O.R.V. 2681, Pg. 186

Prior:
Estate of Marne D. Northrup
74.652 Acres
O.R.V. 2637, Pg. 559

Survey Plat for Bruner Land Company, Inc.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF HIGHLAND, BEING IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, RANGE 5 WEST, TOWNSHIP 2 NORTH, OF THE "U.S. MILITARY DISTRICT".

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "BLOOMFIELD"
- (4) SURVEY PLAT BY MICHAEL NICHOLS
- (5) SURVEY PLATS BY W.J. BIEDENBACH
- (6) SURVEY PLATS BY CHARLES HUNNELL
- (7) SURVEY PLATS BY ALAN DONAKER
- (8) SURVEY PLAT BY RICHARD GRAVES
- (9) SURVEY PLAT BY RICHARD CANNON

Bryan K. and Linda C. Lake
Trustees of the
Bryan K. Lake Trust
Parcel One
50 Acres
O.R.V. 2421, Pg. 886

DESCRIPTION
APPROVED
By:

Richard G. Bowden
34.527 Acres
O.R.V. 2137, Pg. 155

LINE	BEARING	DISTANCE
L1	N 05°49'26" W	40.98'
L2	N 15°02'02" W	38.48'
L3	N 24°41'23" W	41.89'
L4	N 40°15'59" W	39.96'
L5	N 52°27'22" W	40.68'
L6	N 61°14'19" W	39.14'
L7	N 67°26'35" W	41.67'
L8	N 73°35'57" W	111.58'
L9	N 72°52'18" W	62.64'
L10	N 67°16'47" W	51.16'
L11	N 56°09'13" W	66.04'
L12	N 39°03'06" W	49.07'
L13	N 23°32'30" W	40.58'
L14	N 07°48'08" W	43.20'
L15	N 06°43'39" E	162.58'
L16	N 04°39'14" W	98.93'
L17	N 10°45'50" W	160.50'
L18	N 18°08'23" W	111.37'
L19	N 21°48'00" W	101.82'
L20	N 23°21'48" W	128.86'
L21	N 23°53'25" W	125.15'
L22	N 24°30'51" W	90.18'

Parcel No. 2 39.539 Acres

New Split From:
Bruner Land Company, Inc.
74.652 Acres
O.R.V. 2681, Pg. 186
Part of Parcel No.
23-80-24-08-000

Parcel No. 3 22.094 Acres

New Split From:
Bruner Land Company, Inc.
74.652 Acres
O.R.V. 2681, Pg. 186
Part of Parcel No.
23-80-24-08-000

Michael L. Patterson
Brandi J. Hinson
Parcel One
16.623 Acres
O.R.V. 2544, Pg. 792

William R. and Rebecca L. Gardner
Parcel Two
49.92 Acres
O.R.V. 2210, Pg. 656

Walter K. Chess, Jr.
40 Acres
D.V. 1040, Pg. 563

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, NOT GUARANTEED BY THIS SURVEY.

DATE: Jan. 5, 2017
GREGORY A. BIEDENBACH
REG. SURVEYOR 7881
BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43793
1.740.472.1262 OFFICE
1.740.472.5298 FAX

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

Survey File No.: GB-2676



- ✖ = Fence Post Found
- = 5/8" Iron Pin Found "AMD 8050"
- ▣ = 5/8" Iron Pin Found "Hunnell 6889"
- ▲ = 5/8" Iron Pin Found "LE 5489"
- = 5/8" Iron Pin Found "Graves 5792"
- = Marked Stone Found
- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. 7881 - 8534"
- = 5/8" Iron Pin Found "Biedenbach 5718"
- = 5/8" Iron Pin Found Uncapped
- = Tree or Stump with Wire Found

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24 USED AS NORTH 02°02'33" 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.