

Description of Parcel No. 3
(22.094 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 "LE 5489" at the southeast corner of the northeast quarter of the southwest quarter 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);

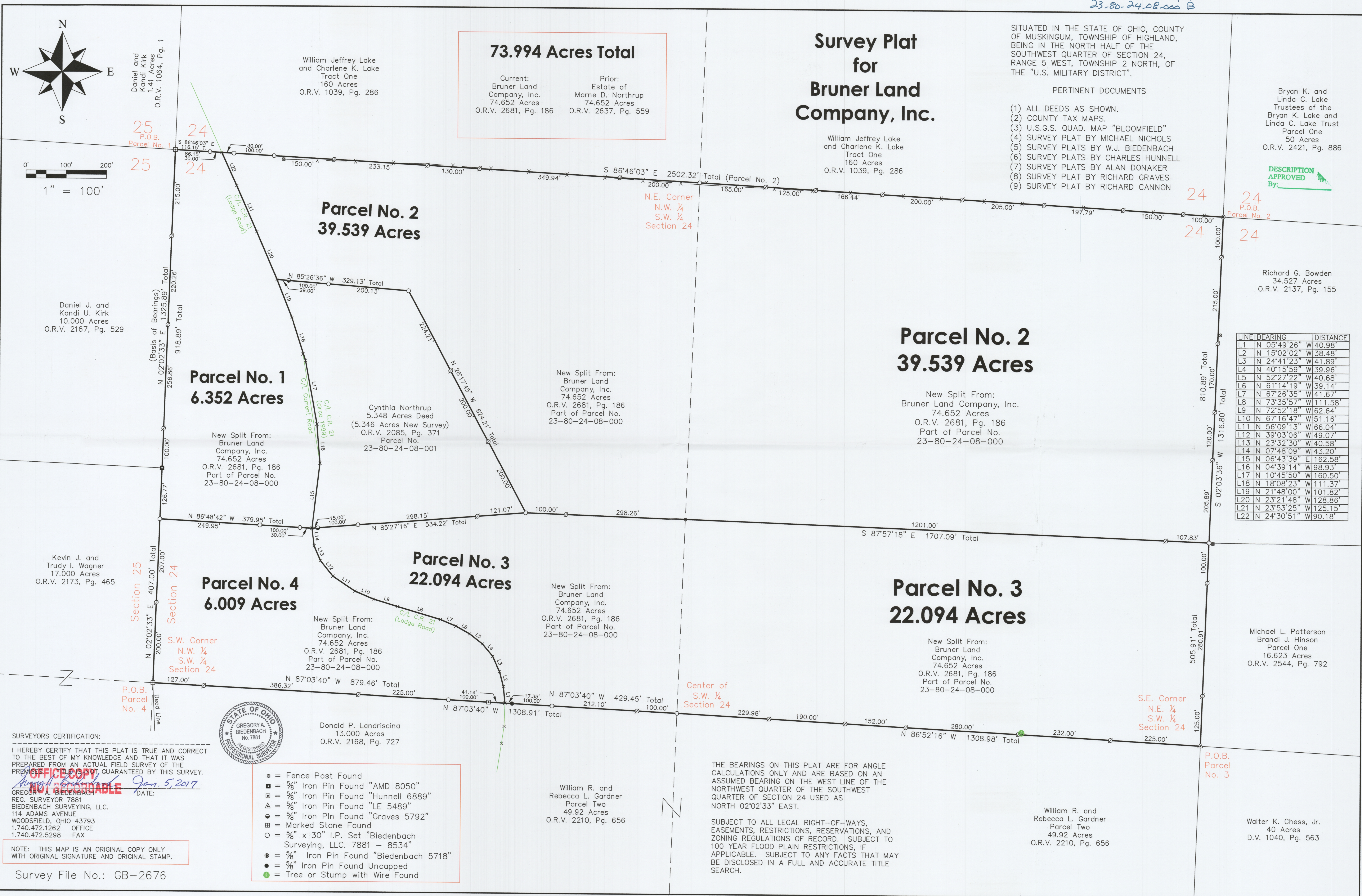
thence, from said Point of Beginning and running with the south line of the northeast quarter of the southwest quarter of Section 24, North 86°52'16" West a distance of 1,308.98 feet to an iron pin set at the center of the southwest quarter of Section 24;

thence, with the south line of the northwest quarter of the southwest quarter of Section 24, North 87°03'40" West a distance of 429.45 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 312.10 feet and passing through a 5/8" iron pin found uncapped at a distance of plus 412.10 feet;

thence, with the centerline of County Road No. 21, the following 14 courses:

1. North 05°49'26" West a distance of 40.98 feet to a point;
2. thence North 15°02'02" West a distance of 38.48 feet to a point;
3. thence North 24°41'23" West a distance of 41.89 feet to a point;
4. thence North 40°15'59" West a distance of 39.96 feet to a point;
5. thence North 52°27'22" West a distance of 40.68 feet to a point;
6. thence North 61°14'19" West a distance of 39.14 feet to a point;
7. thence North 67°26'35" West a distance of 41.67 feet to a point;
8. thence North 73°35'57" West a distance of 111.58 feet to a point;
9. thence North 72°52'18" West a distance of 62.64 feet to a point;
10. thence North 67°16'47" West a distance of 51.16 feet to a point;
11. thence North 56°09'13" West a distance of 66.04 feet to a point;
12. thence North 39°03'06" West a distance of 49.07 feet to a point;
13. thence North 23°32'30" West a distance of 40.58 feet to a point;
14. thence North 07°48'09" West a distance of 43.20 feet to a point at the southwest corner of a 5.348 acres tract as conveyed to Cynthia Northrup of Official Records Volume 2085, Page 371 of the Muskingum County Recorder's Office;

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 and Linda C. 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°48'09" 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. 1
6.352 Acres**

**Parcel No. 2
39.539 Acres**

**Parcel No. 2
39.539 Acres**

**Parcel No. 3
22.094 Acres**

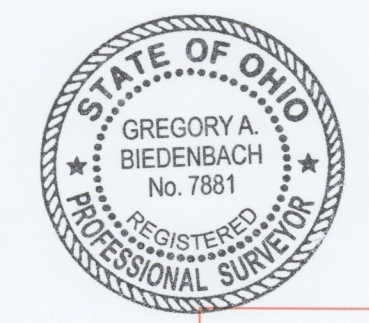
**Parcel No. 3
22.094 Acres**

**Parcel No. 4
6.009 Acres**

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 AND NOT GUARANTEED BY THIS SURVEY.

OFFICE COPY
NOT REPRODUCIBLE
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.

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

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