

24-90-21-29-016  
ADDRESS N/A

Description of Parcel No. 16

Situated in the State of Ohio, <sup>and northeast</sup> County of Muskingum, Township of Highland, being in the northwest quarter of Section 21, Range 5 West, Township 2 North, of "The United States Military District", being part of a 123.75 acres tract as conveyed to Bruner Land Company, Inc. by Deed Volume 1130, Page 915 of the Muskingum County Recorder's Office, and being bounded and described as follows:

Commencing for Reference at an iron pin found at the northwest corner of Section 21 (Note: Reference bearing on the north line of Section 21 used as South 89°29'56" East.);

thence, with the north line of Section 21, the south line of a 15.24 acres tract as conveyed to Clytha Young by Deed Volume 526, Page 679, and the south line of an 84.06 acres tract as conveyed to Clytha Young by Deed Volume 668, Page 177 of the Muskingum County Recorder's Office, South 89°29'56" East a distance of 1,432.00 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the north line of Section 21 and the south line of said Clytha Young property, South 89°29'56" East a distance of 1,212.43 feet to a point in the centerline of Township Road No. 185 (Peters Creek Road), passing through an iron pin set at the northeast corner of the northwest quarter of Section 21 at a distance of plus 1,158.43 feet;

thence, with the centerline of Township Road No. 185, the following two courses:

- (1) South 02°03'00" West a distance of 253.36 feet to a point;
- (2) thence South 02°51'25" West a distance of 217.55 feet to a point;

thence, leaving the road, North 89°29'55" West a distance of 1,111.99 feet to an iron pin set, passing over the quarter section line at a distance of plus 10.86 feet and passing through two iron pins set at distances of plus 25.00 and plus 110.86 feet, respectively;

thence North 34°41'05" West a distance of 99.70 feet to an iron pin set;

thence North 15°17'01" West a distance of 100.00 feet to an iron pin set;

thence North 00°30'04" East a distance of 292.91 feet to The Point of Beginning, passing through an iron pin set at a distance of plus 168.91 feet;

containing 12.888 acres, more or less, of which  
12.675 acres are out of Parcel No. 23-23-90-21-29-000 in the northwest quarter of Section 21 and  
0.213 acres are out of Parcel No. 23-23-90-21-03-000 in the northeast quarter of Section 21.

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. 185.

Subject to the 100 year Flood Plain restrictions, if applicable.

Subject to a 50.00 feet wide easement being reserved unto 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. 185. 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 Township Road No. 185. Containing 0.541 acres, more or less, of easement.

The bearings in this description are for angle calculations only and are based on the north line of Section 21 used as an assumed bearing of South 89°29'56" East.

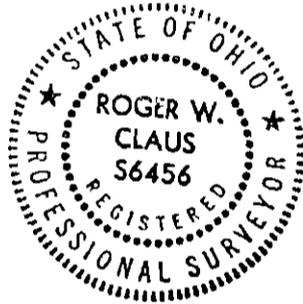
All iron pins set are 1/2" x 30" rebar capped and labeled "Claus 6456".

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 a new survey of February 21, 1997; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Deed Volume 1130, Page 915

*Office of Claus*  
**OFFICE COPY  
NOT RECORDABLE**  
2-24



# SURVEY PLAT

for  
**BRUNER LAND COMPANY, INC.**

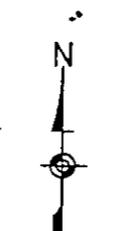
Situated in the State of Ohio, County of **AMHERST**, Township of **MISSISSAUGA**, being **IN THE NORTH HALF OF SECTION 21**, Range 4 West, Township 4 North, of The **MAHON SPACES** MILITARY RESERVE.

**PREVIOUS SURVEYS**  
 (1) All lands as shown.  
 (2) County tax maps.  
 (3) U.S.G.S. quadrangle map **W. L. CREEK FIELD**.  
 (4) Survey plat by **WILLIAM H. CLARK**.  
 (5) Survey plat by **WILLIAM H. CLARK**.  
 (6) Survey plat by **WILLIAM H. CLARK**.  
 (7) **BLAKE & DEWEY**, 1881-1882, P. 111.  
 (8) **BLAKE & DEWEY**, 1881-1882, P. 111.  
 (9) **BLAKE & DEWEY**, 1881-1882, P. 111.

Subject to all legal rights-of-way, easements, restrictions, reservations, and existing regulations of zoning. Subject to 100 year Flood Plain restrictions, if applicable. Subject to any facts that may be disclosed in a full and accurate title search.

NOT TO BE REPRODUCED WITHOUT WRITTEN PERMISSION OF THE SURVEYOR

*William H. Clark*  
 William H. Clark  
 Surveyor  
 1000 N. High Street  
 Columbus, Ohio 43215  
 Phone 477-2784



The bearings on this plat are for angle calculations only and are based on **THE NORTH LINE OF SEC. 21** and **THE NORTH LINE OF SEC. 22**.

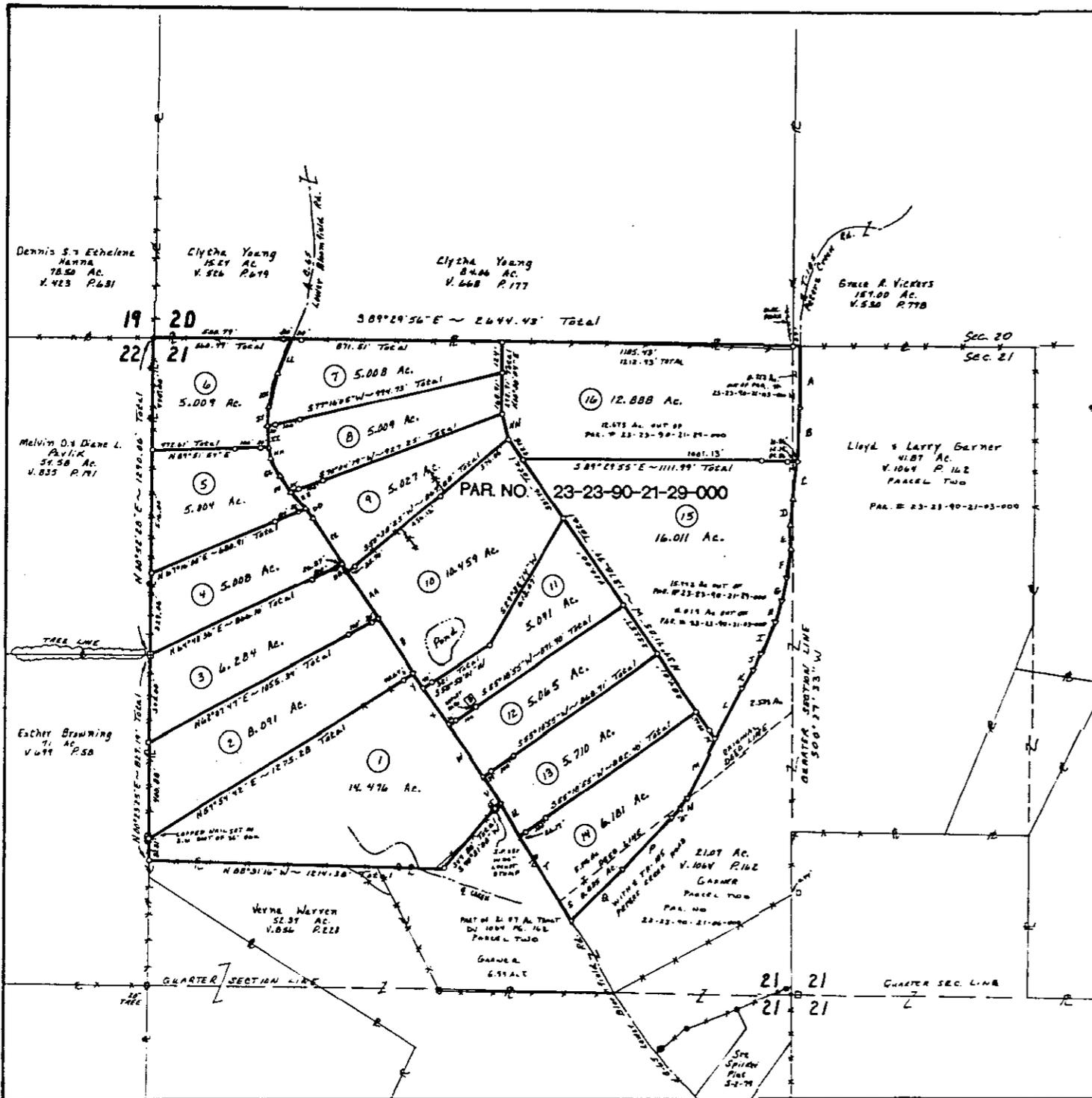
SCALE 1" = 200 FT.



CLARK SURVEYING  
 ROGER W. CLARK, P.E.  
 (M) 687-5142  
 2010 1st Street  
 Columbus, Ohio 43215



NOT TO BE REPRODUCED WITHOUT WRITTEN PERMISSION OF THE SURVEYOR



LINE	BEARING	DIST.	LINE	BEARING	DIST.
A	S 71° 05' 00" W	253.84'	AA	N 08° 41' 22" W	227.47'
B	S 42° 01' 25" W	217.55'	BB	N 33° 41' 22" W	37.27'
C	S 0° 37' 26" W	149.60'	CC	N 33° 43' 00" W	212.26'
D	S 65° 17' 08" W	111.07'	DD	N 33° 17' 20" W	46.33'
E	S 84° 13' 20" W	92.96'	EE	N 36° 00' 12" W	94.45'
F	S 87° 07' 27" W	124.24'	FF	N 36° 07' 20" W	76.97'
G	S 11° 28' 02" W	99.58'	GG	N 27° 48' 02" W	76.00'
H	S 84° 44' 43" W	96.51'	HH	N 12° 48' 41" W	78.07'
I	S 22° 51' 38" W	138.96'	II	N 43° 23' 56" W	88.24'
J	S 26° 55' 47" W	68.91'	JJ	N 43° 53' 36" E	79.18'
K	S 32° 29' 00" W	46.25'	KK	N 0° 49' 47" E	139.94'
L	S 28° 19' 29" W	227.60'	LL	N 26° 10' 53" E	149.05'
M	S 25° 48' 11" W	244.58'	MM		
N	S 33° 57' 24" W	52.80'	NN	S 15° 17' 01" E	148.00'
O	S 40° 51' 01" W	50.76'	OO		
P	S 97° 50' 28" W	270.19'	PP		
Q	S 97° 48' 14" W	299.42'	QQ		
R			RR		
S	N 32° 02' 58" W	94.84'	SS		
T	N 32° 02' 58" W	312.26'	TT		
U	N 32° 02' 58" W	154.37'	UU		
V	N 31° 46' 32" W	129.97'	VV		
W	N 35° 17' 30" W	253.38'	WW		
X	N 35° 04' 43" W	183.85'	XX		
Y	N 35° 00' 50" W	68.01'	YY		
Z	N 35° 14' 39" W	240.66'	ZZ		

## Description of Parcel No. 16 (Revised 4-22-97)

Situated in the State of Ohio, County of Muskingum, Township of Highland, being in the northwest quarter of Section 21, Range 5 West, Township 2 North, of "The United States Military District", being part of a 123.75 acres tract as conveyed to Bruner Land Company, Inc. by Deed Volume 1130, Page 915 of the Muskingum County Recorder's Office, and being bounded and described as follows:

Commencing for Reference at an iron pin found at the northwest corner of Section 21 (Note: Reference bearing on the north line of Section 21 used as South 89°29'56" East.);

thence, with the north line of Section 21, the south line of a 15.24 acres tract as conveyed to Clytha Young by Deed Volume 526, Page 679, and the south line of an 84.06 acres tract as conveyed to Clytha Young by Deed Volume 668, Page 177 of the Muskingum County Recorder's Office, South 89°29'56" East a distance of 1,432.00 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the north line of Section 21 and the south line of said Clytha Young property, South 89°29'56" East a distance of 1,185.43 feet to an iron pin set at the northeast corner of the northwest quarter of Section 21 (Note: Said iron pin set being 27.00 feet west of the centerline of Township Road No. 185.);

thence, with the quarter section line, South 00°27'33" West a distance of 470.63 feet to a point on the west shoulder of Township Road No. 185 (Peters Creek Road);

thence, leaving the quarter section line, North 89°29'55" West a distance of 1,101.13 feet to an iron pin set, passing through two iron pins set at distances of plus 14.14 feet and plus 100.00 feet, respectively;

thence North 34°41'05" West a distance of 99.71 feet to an iron pin set;

thence North 15°17'01" West a distance of 100.00 feet to an iron pin set;

thence North 00°30'04" East a distance of 292.91 feet to The Point of Beginning, passing through an iron pin set at a distance of plus 168.91 feet;

containing 12.675 acres, more or less, out of Parcel No. 23-23-90-21-29-000.

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. 185.

Subject to a 35.00 feet wide easement being reserved unto 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. 185. 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 east line of the northwest quarter of Section 21. Containing 0.378 acres, more or less, of easement.

Subject to the 100 year Flood Plain restrictions, if applicable.

DESCRIPTION APPROVED  
FOR AUDITORS TRANSFER  
BY aps  
4-29-97

The bearings in this description are for angle calculations only and are based on the north line of Section 21 used as an assumed bearing of South 89°29'56" East.

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Surveyor: Roger W. Claus  
Date: 4/22/97  
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