

Description of Parcel No. 7

Situated in the State of Ohio, County of Muskingum, Township of Hopewell, being in the southwest quarter of Section 8, Range 15 West, Township 18 North, of "The Congress Lands East of The Scioto River", and being bounded and described as follows:

Beginning at an iron pin found at the northwest corner of the southwest quarter of Section 8 (Note: Reference bearing on the north line of the northwest quarter of the southwest quarter of Section 8 used as South 89°28'08" East.);

thence, from said Point of Beginning with the quarter section line and the south line of a 66.17 acres tract as conveyed to Jack D. Novak by Deed Volume 630, Page 39 of the Muskingum County Recorder's Office, South 89°28'08" East a distance of 431.92 feet to an iron pin set;

thence, leaving the quarter section line, South 48°40'39" East a distance of 1,187.20 feet to a point in the centerline of Township Road No. 285 (Palmer Road), passing through two iron pins set at distances of plus 946.46 feet and plus 1,162.55 feet, respectively;

thence, with the centerline of Township Road No. 285, the following two courses:

(1) South 29°48'42" West a distance of 171.47 feet to a point;

(2) thence South 34°46'52" West a distance of 68.06 feet to a point;

thence, leaving the road, North 62°03'52" West a distance of 962.77 feet to an iron pin set, passing through two iron pins set at distances of plus 12.77 feet and plus 112.77 feet, respectively;


thence South 35°14'13" West a distance of 460.00 feet to an iron pin set, passing through an iron pin set at a distance of plus 232.00 feet;

thence North 62°17'02" West a distance of 74.46 feet to an iron pin set in the west line of Section 8;

thence, with the section line and the east line of an 89.61 acres tract as conveyed to Bertram Porter by Deed Volume 724, Page 159 of the Muskingum County Recorder's Office, North 01°08'12" West a distance of 882.81 feet to the Point of Beginning;

containing 15.385 acres, more or less, being a new split out of Parcel No. 25-80-08-12.000.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY: 

5-31-95

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. 285.

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

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Subject to a 20.00 feet wide water line easement being reserved by the grantor, his heirs, and/or assigns, forever. Said easement is for the purpose of maintaining an existing spring and connecting water line and for the reasonable upgrading of said spring and existing water line for the present and future water supply to the existing house located on the land immediately adjacent to the north line of the above described 15.385 acres tract. The centerline of said easement being described as follows:

Commencing for Reference at an iron pin found at the northwest corner of the southwest quarter of Section 8 (Note: Reference bearing on the north line of the northwest quarter of the southwest quarter of Section 8 used as South 89°28'08" East.);

thence, with the quarter section line and the south line of a 66.17 acres tract as conveyed to Jack D. Novak by Deed Volume 630, Page 39 of the Muskingum County Recorder's Office, South 89°28'08" East a distance of 431.92 feet to an iron pin set;

thence, leaving the quarter section line, South 48°40'39" East a distance of 1,026.46 feet to a point, being THE TRUE POINT OF BEGINNING for this centerline water easement;

thence, from said Point of Beginning with the centerline of said easement which follows the existing water line, the following two courses:

- (1) South 83°39'01" West a distance of 91.20 feet to a point;
- (2) thence South 26°47'01" West a distance of 139.11 feet to a point in the centerline of the existing developed spring;

thence, continuing, South 26°47'01" West a distance of 10.00 feet to a point, being The True Point of Ending for this centerline easement;

Containing 0.110 acres, more or less, of water easement.  
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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. 285. Said easement runs in a southwest to northeast direction across the southeast end of the above described property with the southeast line of said easement being the centerline of Township Road No. 285. Containing 0.275 acres, more or less, of easement.

Subject to any facts that may be disclosed in a full and accurate title search.

All iron pins set are  $\frac{1}{2}$ " x 30" rebar capped and labeled "Claus 6456".

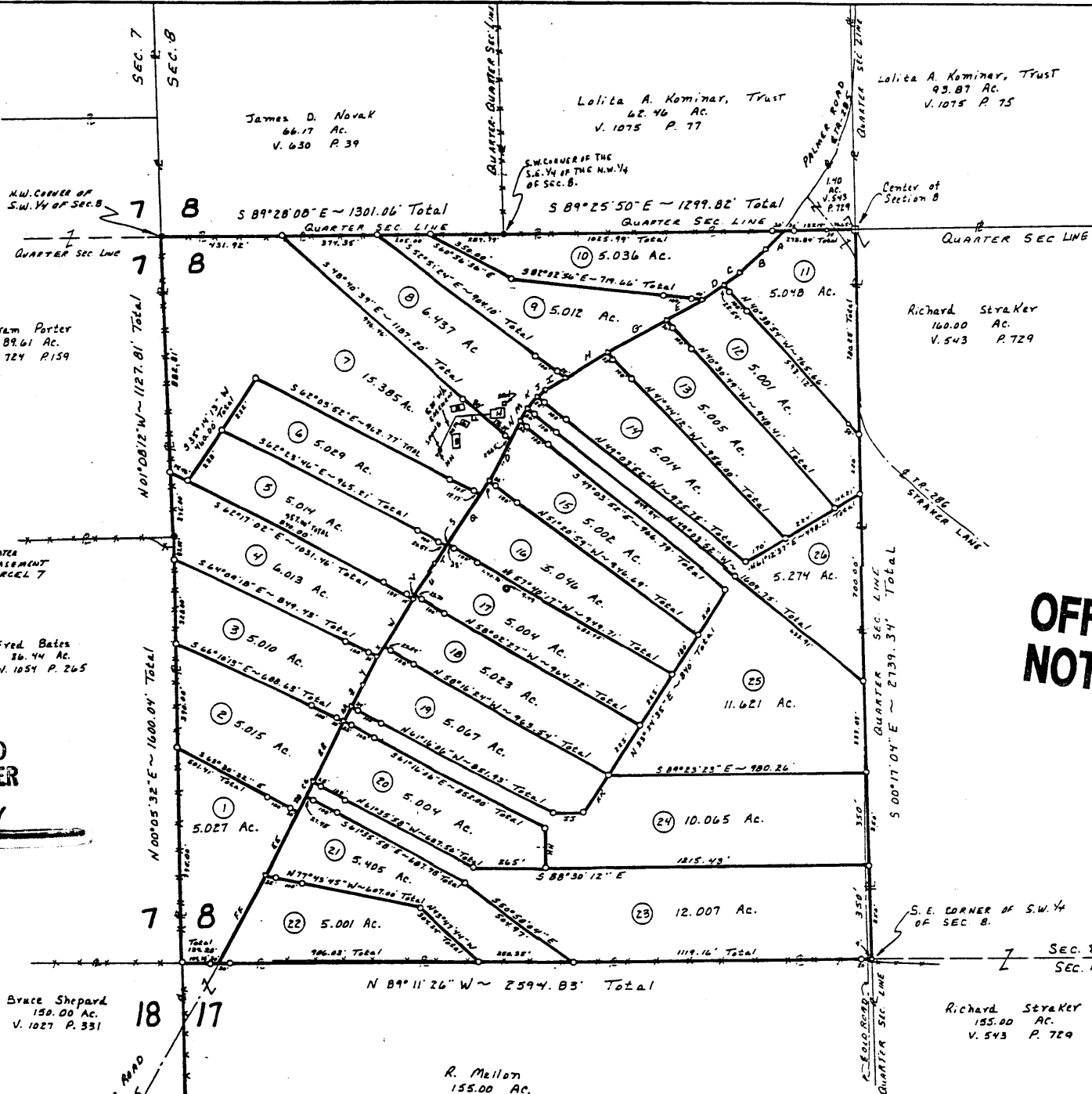
The bearings in this description are for angle calculations only and are based on the south line of Section 8 used as an assumed bearing of North  $89^{\circ}11'26''$  West.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on a new survey of May 23, 1995.

Prior Deed: Deed Volume 1107, Page 34.

**OFFICE COPY  
NOT RECORDABLE**

LINE	BEARING	DIST.
A	S 43° 24' 35" W	161.33'
B	S 70° 01' 22" W	127.72'
C	S 52° 54' 57" W	71.04'
D	S 54° 17' 12" W	92.55'
E	S 60° 10' 23" W	151.73'
F	S 61° 53' 38" W	246.50'
G	S 61° 33' 22" W	175.83'
H	S 55° 42' 36" W	86.80'
I	S 44° 36' 59" W	33.09'
J	S 41° 01' 13" W	59.19'
K	S 31° 51' 18" W	57.36'
L	S 29° 48' 42" W	79.18'
M	S 29° 48' 42" W	171.47'
N	S 34° 46' 57" W	68.66'
O	S 34° 46' 52" W	216.71'
P	S 35° 26' 13" W	9.75'
Q	S 35° 26' 13" W	76.89'
R	S 38° 04' 03" W	145.90'
S	S 38° 04' 03" W	8.85'
T	S 32° 53' 16" W	220.06'
U	S 32° 53' 16" W	44.79'
V	S 30° 54' 49" W	122.77'
W	S 28° 55' 09" W	92.75'
X	S 28° 48' 11" W	58.97'
Y	S 28° 30' 55" W	259.19'
Z	S 28° 19' 47" W	62.35'
AA	S 28° 19' 47" W	68.02'
BB	S 28° 19' 47" W	271.00'
CC	S 28° 33' 16" W	381.12'
DD	S 28° 33' 16" W	152.13'
EE	S 28° 30' 12" E	112.24'
FF	N 33° 24' 35" E	153.30'
GG	S 63° 39' 01" W	91.20'
HH	S 26° 47' 01" W	123.11'
II	S 26° 47' 01" W	10.00'



TOTAL FARM = 162.565 Ac  
 PARCEL # 25-80-08-12.000  
 BRUNER DEED: DV. 1107 P. 34

**SURVEY PLAT**  
 for  
**BRUNER LAND CO.**

Situated in the State of Ohio, County of **BRUNER CO.**, Township of **HOPKINS TWP.**, being in the **SOUTH EAST QUARTER OF SECTION 8**, Range 15 West, Township 18 North, of the **COVERED LANDS EAST OF SANDY RIVER.**

- PERTINENT DOCUMENTS**
- (1) All deeds as shown.
  - (2) County tax maps.
  - (3) U. S. G. S. quadrangle map **GRATIOT**.
  - (4) Survey plat by **W. J. BRUNER**.
  - (5) Survey plat by **W. J. BRUNER**.
  - (6) Survey plat by **W. J. BRUNER**.
  - (7) Survey plat by **W. J. BRUNER**.
  - (8) Survey plat by **W. J. BRUNER**.
  - (9) Survey plat by **W. J. BRUNER**.
  - (10) Survey plat by **W. J. BRUNER**.
- Subject to all legal right-of-way, easements, restrictions, reservations, and zoning regulations of record. Subject to 100 year Flood Plain restrictions, if applicable. Subject to any notes that may be disclosed in a full and accurate title search.
- 1/2" iron pin set capped "CLAUSS 4456"
  - iron pin found uncapped
  - iron pin found capped "UNREADABLE"
  - 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

Richard Stevaker  
 160.00 Ac.  
 V. 543 P. 729

**OFFICE COPY**  
**NOT RECORDABLE**

DESCRIPTION APPROVED  
 FOR AUDITOR'S TRANSFER

By *[Signature]*  
 5-21-95

The bearings on this plat are for angle calculations only and are based on **THE SOUTH LINE OF SECTION 8**, N 89° 11' 26" W.

SCALE 1" = 570'  
 0 200' 400'

CLAUSS SURVEYING  
 ROGER W. CLAUSS, P.S.  
 (614) 567-3168  
 22310 TH 2046  
 Loudonville, Ohio 43134



950508