

Description of Parcel No. 10

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:

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 1,011.27 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the quarter section line and the south line of said Novak property, South 89°28'08" East a distance of 289.79 feet to an iron pin found at the southwest corner of the southeast quarter of the northwest quarter of Section 8;

thence, continuing with the quarter section line and the south line of a 62.46 acres tract as conveyed to Lolita A. Kominar Trust by Deed Volume 1075, Page 77 of the Muskingum County Recorder's Office, South 89°25'50" East a distance of 1,025.99 feet to a point in centerline of Township Road No. 285 (Palmer Road), passing through an iron pin set at a distance of plus 995.99 feet;

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

- (1) South 43°14'35" West a distance of 101.33 feet to a point;
- (2) thence South 48°01'22" West a distance of 127.72 feet to a point;
- (3) thence South 52°56'57" West a distance of 71.04 feet to a point;
- (4) thence South 54°17'12" West a distance of 93.55 feet to a point;

thence, leaving the road, North 82°02'56" West a distance of 719.66 feet to an iron pin set, passing through two iron pins set at distances of plus 40.00 feet and plus 140.00 feet, respectively;

**DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER**  
BY     *[Signature]*      
5-31-95

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thence North 60°56'36" West a distance of 350.00 feet to the Point of Beginning;

containing 5.036 acres, more or less, being a new split out of Parcel No. 25-80-08-12.000.

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. 285.

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. 285. 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. 285. Containing 0.452 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 1/2" x 30" rebar capped and labeled "Claus 6456".

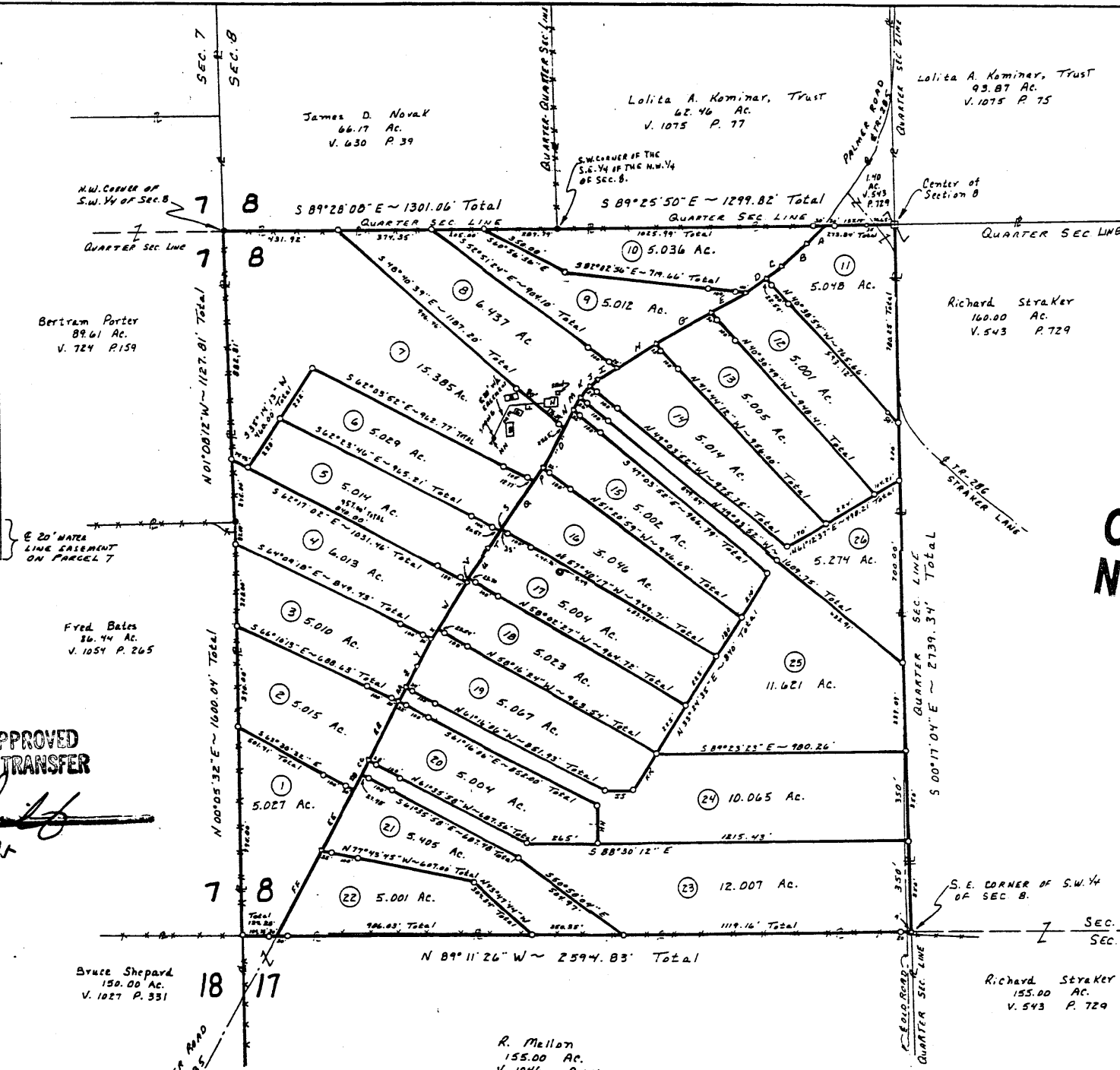
The bearings in this description are for angle calculations only and are based on the south line of Section 8 used as an assumed bearing of North 89°11'26" West.

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 49° 14' 35" W	101.33'
B	S 40° 01' 22" W	127.72'
C	S 52° 56' 57" W	71.04'
D	S 54° 17' 12" W	98.55'
E	S 60° 18' 23" W	151.73'
F		
G	S 61° 55' 38" W	246.50'
H	S 61° 39' 22" W	175.83'
I	S 55° 42' 36" W	86.80'
J	S 44° 36' 59" W	33.09'
K	S 41° 21' 13" W	59.14'
L		
M	S 31° 51' 18" W	57.36'
N	S 29° 48' 42" W	79.18'
O	S 29° 48' 42" W	171.47'
P	S 34° 46' 52" W	68.06'
Q	S 34° 46' 52" W	216.41'
R		
S	S 35° 26' 13" W	9.75'
T	S 35° 26' 13" W	76.89'
U	S 38° 04' 03" W	145.90'
V	S 38° 04' 03" W	8.85'
W	S 32° 53' 16" W	220.26'
X	S 32° 53' 16" W	44.79'
Y	S 30° 54' 49" W	122.97'
Z	S 28° 55' 09" W	90.45'
AA	S 28° 48' 11" W	58.27'
BB	S 28° 30' 55" W	289.19'
CC	S 28° 19' 47" W	62.35'
DD	S 28° 19' 47" W	68.08'
EE	S 28° 19' 47" W	271.00'
FF	S 28° 33' 16" W	381.12'
GG		
HH	S 00° 25' 18" W	152.13'
II		
JJ	S 08° 30' 12" E	119.24'
KK	N 33° 24' 35" E	153.30'
LL	S 83° 39' 01" W	91.20'
MM	S 26° 47' 01" W	129.11'
NN	S 26° 47' 01" W	10.00'



TOTAL FARM = 162.565 Ac  
 PARCEL # 25-80-09-12.000  
 BRUNER DEED: DV. 1107 P. 34

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

Situated in the State of Ohio, Township of WILSON TWP., being IN THE SOUTH WEST QUARTER OF SECTION 8, Range 15 West, Township 14 North, of the CONVERSE LAND EAST OF SANDY RIVER.

- PRELIMINARY DOCUMENTS**
- (1) All deeds as shown.
  - (2) County tax maps.
  - (3) U.S.G.S. quadrangle map GRATIOT.
  - (4) Survey plat by W. S. ALLEN & CO.
  - (5) Survey plat by W. S. ALLEN & CO.
  - (6) Survey plat by W. S. ALLEN & CO.
  - (7) " " " " " "
  - (8) " " " " " "
  - (9) AERIAL PHOTOGRAPHS
  - (10) SAFETY PLAT BY THOMAS W. STEINKE
- 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.
- o 1/2" iron pin set capped "Class 8458"
  - o iron pin found un capped.
  - o iron pin found capped.
  - o iron pin found capped "UNREADABLE"
  - o marked stone found.
  - o un-marked stone found.
  - o survey and/or point.
  - o railroad spike found.
  - o railroad spike found.
  - o tree with wire found.
  - o existing property lines.
  - o fence evidence found.
  - o lines of this survey.

Richard Straker  
 160.00 Ac.  
 V. 543 P. 729

Bertram Porter  
 89.61 Ac.  
 V. 724 P. 159

Fred Bates  
 26.44 Ac.  
 V. 1054 P. 265

DESCRIPTION APPROVED  
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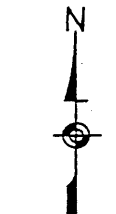
BY [Signature]  
 J-31-95

Bruce Shepard  
 150.00 Ac.  
 V. 1027 P. 331

R. Mellon  
 155.00 Ac.  
 V. 1046 P. 116

Richard Straker  
 155.00 Ac.  
 V. 543 P. 729

**OFFICE COPY  
 NOT RECORDABLE**



The bearings on this plat are for magnetic declinations only and are based on the 2011 MAGNETIC LINE OF SECTION 8, used in 1894 11 26 W

SCALE 1" = 570'  
 0 200' 400'

CLAUS SURVEYING  
 ROGER W. CLAUS, P.S.  
 (614) 567-3162  
 33310 7th 2086  
 Lorain, Ohio 43134



950508