

## Description of Parcel No. 16

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 set at the southeast corner of southwest quarter of Section 8 (Note: Reference bearing on the east line of the southwest quarter of Section 8 used as North  $00^{\circ}17'04''$  West.);

thence, with the quarter section line and the west line of a 160.00 acres tract as conveyed to Richard Straker by Deed Volume 543, Page 729 of the Muskingum County Recorder's Office, North  $00^{\circ}17'04''$  West a distance of 700.00 feet to an iron pin set;

thence, leaving the quarter section line, North  $89^{\circ}23'23''$  West a distance of 980.26 feet to an iron pin set;

thence North  $33^{\circ}24'35''$  East a distance of 450.00 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning, North  $57^{\circ}40'17''$  West a distance of 949.71 feet to a point in the centerline of Township Road No. 285 (Palmer Road), passing through two iron pins set at distances of plus 824.71 feet and plus 924.71 feet, respectively;

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

- (1) North  $34^{\circ}46'52''$  East a distance of 216.41 feet to a point;
- (2) thence, continuing, North  $34^{\circ}46'52''$  East a distance of 68.06 feet to a point;

thence, leaving the road, South  $51^{\circ}20'59''$  East a distance of 946.69 feet to an iron pin set, passing through two iron pins set at distances of plus 26.00 feet and plus 126.00 feet, respectively;

thence South  $33^{\circ}24'35''$  West a distance of 180.00 feet to the Point of Beginning;

containing 5.046 acres, more or less, being a new split out of Parcel No. 25-80-08-12.000.

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY *[Signature]*

5-31-95

Page 2 of 2

Description of Parcel No. 16

Subject to the right-of-way of Township Road No. 285.

Subject to all legal right-of-ways, easements, restrictions, reservations, and zoning regulations of record.

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 southwest to northeast direction across the northwest end of the above described property with the northwest line of said easement being the centerline of Township Road No. 285. Containing 0.327 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 48° 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° 10' 23" W	151.79'
F		
G	S 61° 55' 30" W	246.50'
H	S 61° 39' 22" W	175.03'
I	S 55° 42' 36" W	86.80'
J	S 74° 36' 59" W	38.07'
K	S 71° 01' 13" W	59.49'
L		
M	S 31° 51' 10" W	57.36'
N	S 29° 40' 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	195.40'
V	S 38° 04' 03" W	8.85'
W	S 32° 53' 16" W	220.86'
X	S 32° 53' 16" W	44.99'
Y	S 30° 54' 49" W	122.47'
Z	S 28° 55' 09" W	70.72'
AA	S 28° 40' 11" W	36.72'
BB	S 28° 30' 55" W	259.79'
CC	S 28° 19' 47" W	62.35'
DD	S 28° 19' 47" W	68.00'
EE	S 28° 19' 47" W	271.00'
FF	S 28° 33' 16" W	381.12'
GG		
HH	S 00° 25' 10" N	152.15'
II		
JJ	S 08° 30' 12" E	112.24'
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'

Bertram Porter  
89.61 Ac.  
V. 724 P. 159

E 20' WATER  
LINE EASEMENT  
ON PARCEL 7

Fred Bates  
26.44 Ac.  
V. 1054 P. 205

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

*[Signature]*  
5-31-95

Bruce Shepard  
150.00 Ac.  
V. 1027 P. 331

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

James D. Novak  
66.17 Ac.  
V. 630 P. 39

Lolita A. Kominar, Trust  
62.46 Ac.  
V. 1075 P. 77

Lolita A. Kominar, Trust  
93.87 Ac.  
V. 1075 P. 75

Richard STRAKER  
100.00 Ac.  
V. 543 P. 729

Richard STRAKER  
155.00 Ac.  
V. 543 P. 729

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  
MUSKINGHAM, Township of HOPKIN,  
being IN THE SOUTH WEST  
QUARTER OF SECTION 8  
Range 15 West, Township 14 North, of The  
Cedarvale East of South River.

- RECORDING DOCUMENTS**
- (1) All deeds as above.
  - (2) County tax maps.
  - (3) U.S.G.S. quadrangle map GRATIOT.
  - (4) Survey plat by Wm. ALLEN BACH.
  - (5) Survey plat by Wm. ALLEN BACH.
  - (6) Survey plat by LESTER DUNN.
  - (7) " " " " Wm. ALLEN BACH.
  - (8) " " " " Wm. ALLEN BACH.
  - (9) TRIAL PLAT.
  - (10) SEVERAL PLATS BY THOMAS W. STRAKER.
- Subject to all legal right-of-way, easements, restrictions, reservations, and pending mortgages 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 uncapped.
- o Iron pin found capped.
- o marked stone found.
- o un-marked stone found.
- o survey angle point.
- o railroad spike set.
- o railroad spike found.
- o tree with wire found.
- o existing property lines.
- o fence as shown found.
- o lines of this survey.

**SURVEYOR'S 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 SURVEY OF THE PREMISES.

*[Signature]*  
**OFFICE COPY  
NOT RECORDABLE**

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

SCALE 1" = 570'  
0 300' 400'



950508

