

Description of Parcel No. 24

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°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°17'04" West a distance of 350.00 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning leaving the quarter section line, North 88°30'12" West a distance of 1,215.43 feet to an iron pin set;

thence North 00°25'18" East a distance of 152.13 feet to an iron pin set;

thence North 61°16'06" West a distance of 852.00 feet to a point in the centerline of Township Road No. 285 (Palmer Road), passing through two iron pins set at distances of plus 730.00 feet and plus 830.00 feet, respectively;

thence, with the centerline of Township Road No. 285, North 28°48'11" East a distance of 58.97 feet to a point;

thence, leaving the road, South 61°16'06" East a distance of 851.93 feet to an iron pin set, passing through two iron pins set at distances of plus 24.00 feet and plus 124.00 feet, respectively;

thence South 88°30'12" East a distance of 119.24 feet to an iron pin set;

thence North 33°24'35" East a distance of 153.30 feet to an iron pin set;

thence South 89°23'23" East a distance of 980.26 feet to an iron pin set in the east line of the southwest quarter of Section 8;

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*[Handwritten Signature]*

5-31-95

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, South 00°17'04" East a distance of 350.00 feet to the Point of Beginning;

containing 10.065 acres, more or less, being a new split out of Parcel No. 25-80-08-12.000.

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 0.068 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**

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

# SURVEY PLAT

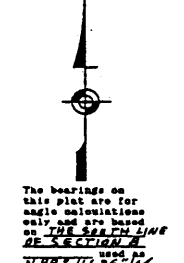
for  
**BRUNER LAND CO.**

Situated in the State of Ohio, County of Waukesha Co., Township of Hopewell,  
 being SECTION 7, 8, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 of Range 15 North, Township 12 North, of the CASSIUS RANGE, CO. of SANDUSKI RIVER.

- RELEVANT DOCUMENTS**
- (1) All deeds to show.
  - (2) County tax maps.
  - (3) U.S.G.S. quadrangle map GRATIOT.
  - (4) Survey plat by WALTER R. CLARK.
  - (5) Survey plat by WALTER R. CLARK.
  - (6) Survey plat by WALTER R. CLARK.
  - (7) WALTER R. CLARK.
  - (8) WALTER R. CLARK.
  - (9) WALTER R. CLARK.
- 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 facts that may be disclosed in a full and accurate title search.
- 1/2" iron pin set capped "Claus 8458".
  - iron pin found uncapped: **UNREADABLE**.
  - iron pin found capped.
  - 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.

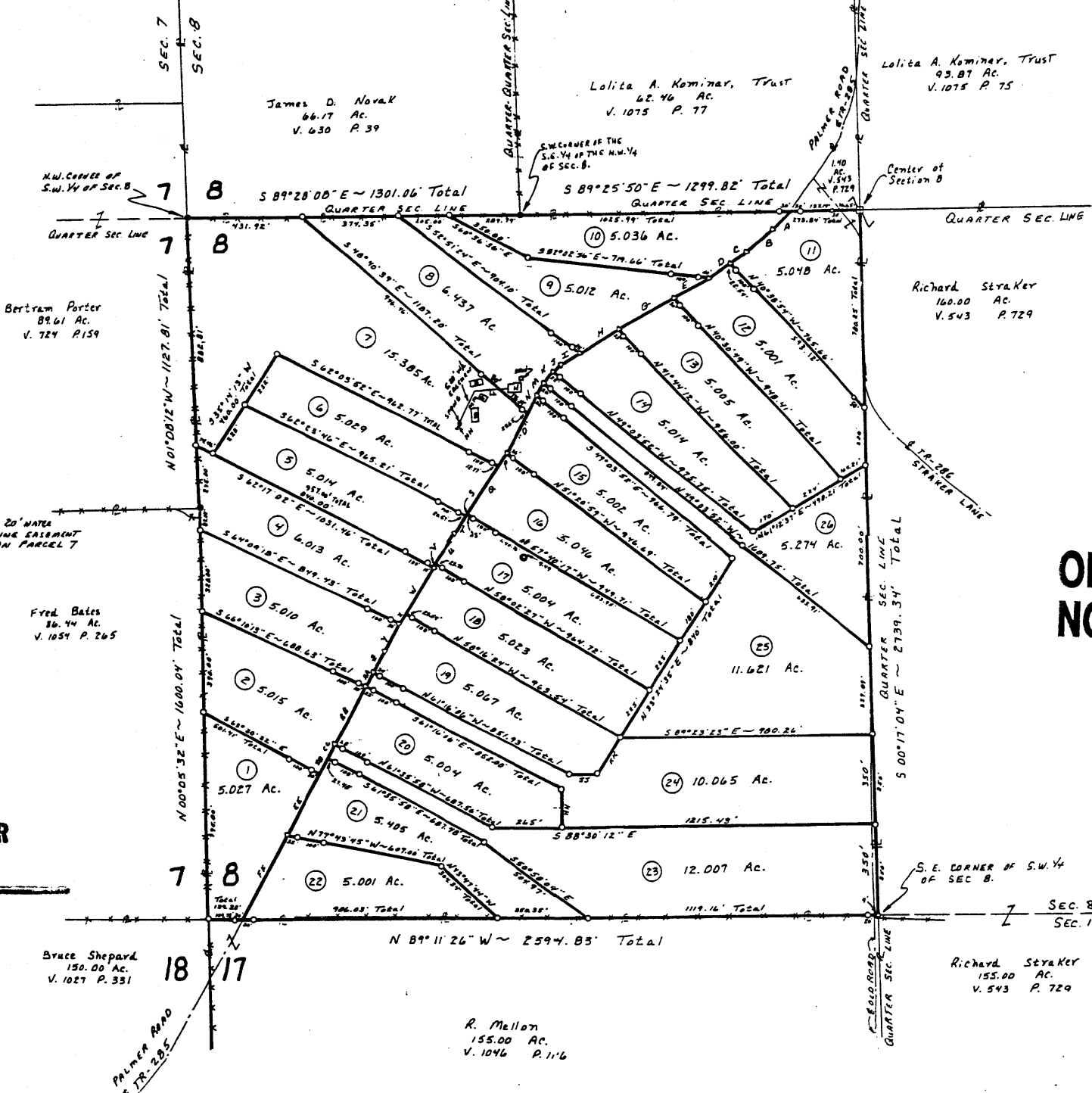
**REMARKS**  
 I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE POSSESSOR.

5-23-95 *Roger W. Claus*  
**OFFICE COPY**  
**NOT RECORDABLE**



The bearings on this plat are for angle calculations only and are based on THE SECTION LINE OF SECTION 8 N89°17'26" W  
 SCALE 1" = 570'  
 0 200' 400'  
**CLAUSS SURVEYING**  
**ROGER W. CLAUSS, P.S.**  
 (614) 567-3168  
 33310 7th 2006  
 Lorain, Ohio 43754

LINE	BEARING	DIST.
A	S 48°14'35" W	161.33'
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	151.73'
F		
G	S 61°58'38" W	246.50'
H	S 61°39'22" W	175.83'
I	S 55°42'36" W	86.80'
J	S 44°36'54" W	38.09'
K	S 41°01'13" W	59.19'
L		
M	S 31°51'18" W	57.36'
N	S 29°40'42" W	79.18'
O	S 29°38'42" W	171.47'
P	S 34°46'52" W	488.6'
Q	S 34°46'52" W	216.41'
R		
S	S 35°26'19" W	9.78'
T	S 35°26'19" W	76.89'
U	S 38°04'03" W	145.40'
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	122.77'
Z	S 28°58'09" W	94.25'
AA	S 28°48'11" W	56.77'
BB	S 28°30'55" W	269.17'
CC	S 28°19'47" W	62.35'
DD	S 28°19'47" W	62.00'
EE	S 28°19'47" W	271.00'
FF	S 28°13'16" W	381.12'
GG		
HH	S 00°25'18" W	152.19'
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	139.11'
NN	S 26°47'01" W	10.00'



DESCRIPTION APPROVED  
 FOR AUDITOR'S TRANSFER

*R. P. Smith*  
 5-31-95

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

950508