

Description of Parcel No. 25

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 700.00 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 89°23'23" West a distance of 980.26 feet to an iron pin set;

thence North 33°24'35" East a distance of 840.00 feet to an iron pin set;

thence North 49°03'52" West a distance of 966.79 feet to a point in the centerline of Township Road No. 285 (Palmer Road), passing through two iron pins set at distances of plus 840.79 feet and plus 940.79 feet, respectively;

thence, with the centerline of Township Road No. 285, North 31°51'18" East a distance of 57.36 feet to a point;

thence, leaving the road, South 49°03'52" East a distance of 1,609.75 feet to an iron pin set in the east line of the southwest quarter of Section 8, passing through three iron pins set at distances of plus 26.00 feet, plus 126.00 feet, and plus 975.84 feet, respectively;

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 339.09 feet to the Point of Beginning;

containing 11.621 acres, more or less, being a new split out of Parcel No. 25-80-08-12.000.

DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER

BY ALD...

5-31-95

Page 2 of 2
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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 0.066 acres, more or less, of easement.

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

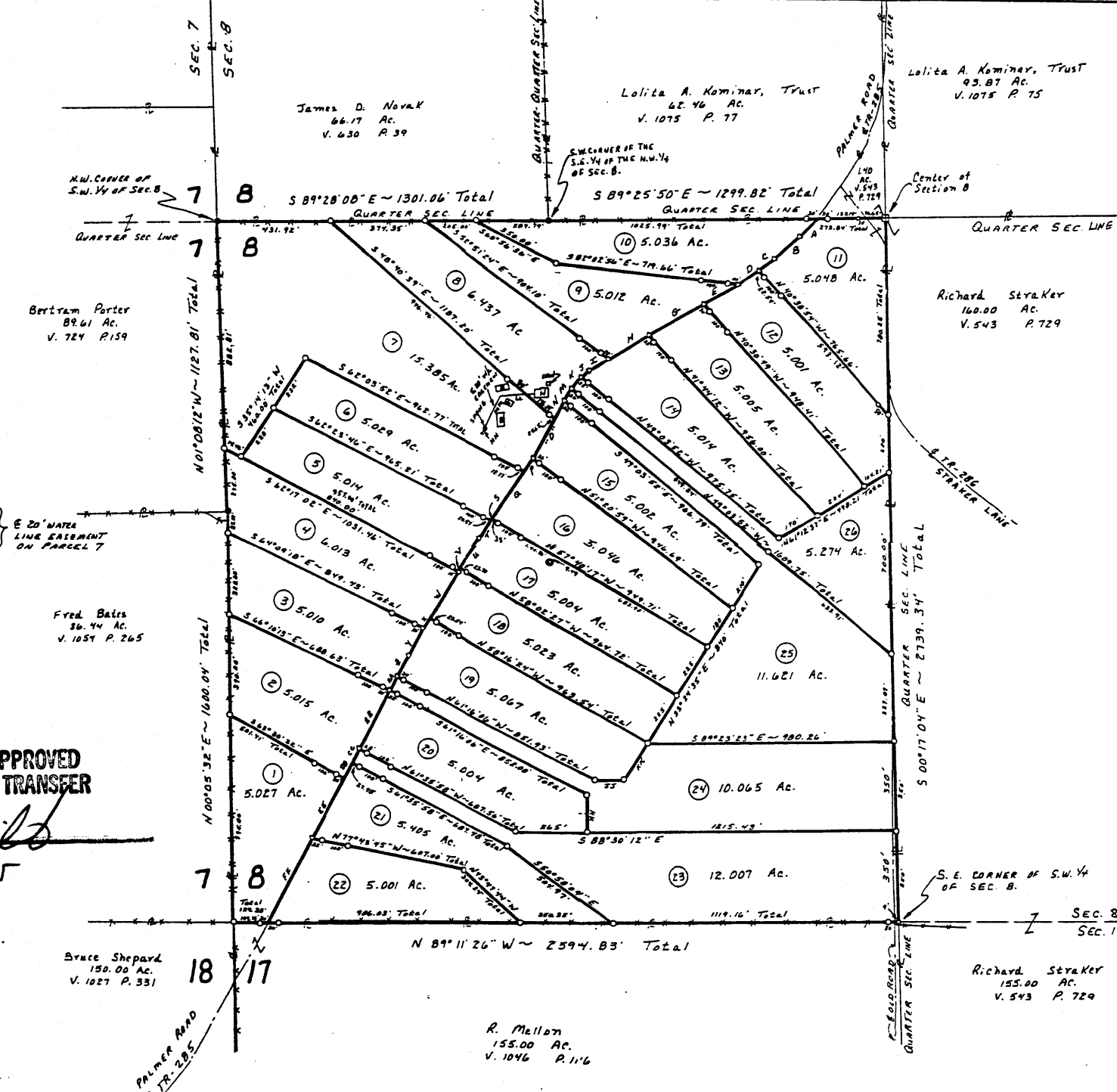
All iron pins set are 1/2" x 30" rebar capped and labeled "Claus 6456".

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.

LINE	BEARING	DIST.
A	S 48° 14' 35" W	161.33'
B	S 48° 01' 22" W	127.72'
C	S 52° 56' 57" W	71.04'
D	S 54° 17' 12" W	92.55'
E	S 60° 10' 23" N	151.73'
F		
G	S 47° 58' 38" W	245.50'
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	59.74'
L		
M	S 31° 51' 18" W	57.36'
N	S 29° 48' 42" W	79.18'
O	S 29° 48' 42" W	171.97'
P	S 34° 46' 52" W	68.06'
Q	S 39° 46' 52" W	216.41'
R		
S	S 35° 26' 18" W	9.75'
T	S 35° 26' 18" W	76.89'
U	S 38° 04' 03" W	195.70'
V	S 38° 04' 03" W	8.85'
W	S 32° 53' 16" W	220.06'
X	S 32° 53' 16" W	44.99'
Y	S 30° 54' 09" W	122.47'
Z	S 28° 55' 09" W	90.75'
AA	S 28° 48' 11" W	58.97'
BB	S 28° 36' 55" W	259.19'
CC	S 28° 19' 47" W	62.35'
DD	S 28° 19' 47" W	64.80'
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 88° 30' 12" E	119.24'
KK	N 33° 24' 35" E	133.30'
LL	S 83° 39' 01" W	91.20'
MM	S 26° 47' 21" W	139.11'
NN	S 26° 47' 21" 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 **THE S.W. 1/4 OF QUARTER SEC. 8, SECTION 8, T. 25 N., R. 80 E., S. 12 E.**

- PERTINENT DOCUMENTS**
- All deeds as shown.
 - County tax maps.
 - U.S.G.S. quadrangle map **GRATIOT**
 - Survey plat by **W. L. ALBERT RACH**
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 - Survey plat by **W. L. ALBERT RACH**
 - Survey plat by **W. L. ALBERT RACH**
- 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.
- 1/2" iron pin set capped "Class 6456"
 - iron pin found uncapped
 - 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.

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 FIELD SURVEY OF THE PREMISES.

5-23-95 *Wm. W. Claus*

DATE	DESCRIPTION	AMOUNT

Wm. W. Claus, P.S.
 33210 7th Street
 Loveland, Ohio 43164
 (514) 887-2188

SCALE 1" = 500'

The bearings on this plat are for angle calculations only and are based on THE MERIDIAN LINE OF SECTION 8.

CLASS SURVEYING
 Wm. W. Claus, P.S.
 (514) 567-3168
 33210 7th Street
 Loveland, Ohio 43164

DESCRIPTION APPROVED FOR AUDITOR'S TRANSFER

Wm. W. Claus
 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

