

ADDRESS N/A

29-10-07-35

Description of 1.177 acres

Situated in the State of Ohio, County of Muskingum, Township of Jackson, being in the northwest quarter of Section 7, Range 9 West, Township 3 North, of "The United States Military District" and being bounded and described as follows:

Commencing for Reference at a point at the center of Section 7 (Note: Reference bearing on the east line of the northwest quarter of Section 7 used as North 00°04'55" West.);

thence, with the quarter section line and the west line of a 6.54 acres tract as conveyed to Jeffrey L. Wagner by Deed Volume 1045, Page 274 of the Muskingum County Recorder's Office, North 00°04'55" West a distance of 455.60 feet to a point at THE TRUE POINT OF BEGINNING for this description (Note: Said Point of Beginning being located for reference North 83°58'15" West a distance of 0.41 foot from an iron pin found;

thence, from said Point of Beginning and leaving the quarter section line, North 83°58'15" West a distance of 84.32 feet to an iron pin set;

thence North 03°54'07" West a distance of 231.13 feet to an iron pin set;

thence North 03°02'33" East a distance of 359.98 feet to an iron pin set;

thence North 64°39'24" East a distance of 25.95 feet to a point in the centerline of County Road No. 38 (Nambly Hill Road);

thence, with the centerline of County Road No. 38, South 26°58'13" East a distance of 124.17 feet to a point in the east line of the northwest quarter of Section 7 and being at the northwest corner of the aforementioned Jeffrey L. Wagner property;

thence, leaving the road with the quarter section line and the west line of said Jeffrey L. Wagner property, South 00°04'55" East a distance of 499.37 feet to The Point of Beginning, passing through an iron pin set at a distance of plus 46.57 feet;

containing 1.177 acres, more or less, being a new survey of the same premises as described as 1 acre in Deed Volume 546, Page 593 of Muskingum County Recorder's Office.

Auditor's Parcel No. 29-29-10-07-35

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

Subject to the right-of-way of County Road No. 38.

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

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 west line of the southwest quarter of Section 7 used as an assumed bearing of North 00°25'04" West.

A plat of the above described survey has been submitted for file at the County Engineer's Office.

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on new survey July 17, 1997; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Deed Volume 546, Page 593

Surveyor: Roger W. Claus

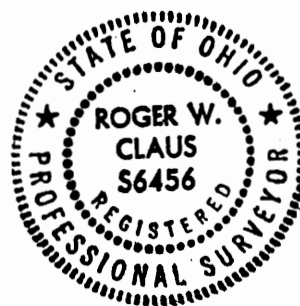
Date: 7-30-97

DESCRIPTION APPROVED FOR AUDITORS TRANSFER

BY ASD

8-5-97

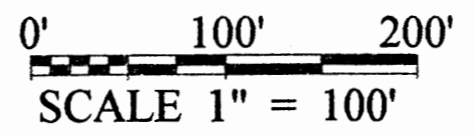
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29-10-07-35
ADDRESS N/A

SURVEY PLAT FOR BRUNER LAND CO., INC.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF JACKSON, BEING IN THE NORTHWEST QUARTER OF SECTION 7, RANGE 9 WEST, TOWNSHIP 3 NORTH, OF "THE UNITED STATES MILITARY DISTRICT".



PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUADRANGLE MAP "PERRYTON"
- (4) ASCS AERIAL PHOTO
- (5) SURVEY PLAT BY STEPHEN M. BOWMAN
- (6) SURVEY PLAT BY JOHN R. MARSHALL
- (7) SURVEY PLAT BY C. R. HARKNESS
- (8) SURVEY PLAT BY HARKNESS SURVEYING
- (9) SURVEY PLAT BY EARL R. DONAKER
- (10) SURVEY PLAT BY HITCHENS SURVEYING
- (11) SURVEY PLAT BY W. J. BIEDENBACH
- (12) SURVEY PLAT BY CLAUD SURVEYING

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.

SURVEYORS 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:

OFFICE COPY
NOT RECORDABLE 7-30-97

ROGER W. CLAUS, REG. SURVEYOR 6456 DATE:

33310 CHRISTMAN RIDGE ROAD
LEWISVILLE, OHIO 43754
1-614-567-3168
1-614-567-3106 FAX

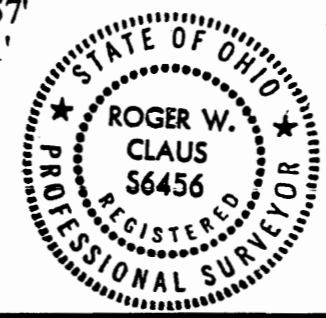
REVISIONS	DATE	INITIALS

SURVEY PLAT FILE: 970427-4

- ☐ = 1/2" IRON PIN SET AT MARKED STONE FOUND.
- ✕ = CORNER FENCE POST FOUND
- = RAILROAD TIE POST FOUND
- = 1/2" IRON PIN SET CAPPED "CLAUS 6456".
- = 5/8" IRON PIN FOUND UNCAPPED.
- ◻ = 5/8" IRON PIN FD. CAPPED "C.R. HARKNESS R.S.-6885"
- ⊙ = 3/4" IRON PIN FD. CAPPED "S.M.R. 7135"
- ⊕ = " IRON PIN FD. CAPPED"
- ⊗ = " IRON PIN FOUND
- ⊕ = CONCRETE MONUMENT FOUND
- ⊗ = MARKED STONE FOUND.
- = UN-MARKED STONE FOUND
- + = SURVEY ANGLE POINT
- ▲ = RAILROAD SPIKE SET
- ⊙ = RAILROAD SPIKE FOUND
- = TREE WITH WIRE FOUND
- = EXISTING PROPERTY LINES
- x-x- = FENCE EVIDENCE FOUND
- = LINES OF THIS SURVEY

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 7 USED AS NORTH 00°04'55" WEST.

72	N 83°58'15"W	0.41'
73	N 83°58'15"W	84.32'
74	N 64°39'24"E	25.95'
75	S 0°04'55"E	46.57'
76	N 83°58'15"W	0.41'



GORDON MORAN
0.75 ACRES N/S
D.V. 487, PG. 679

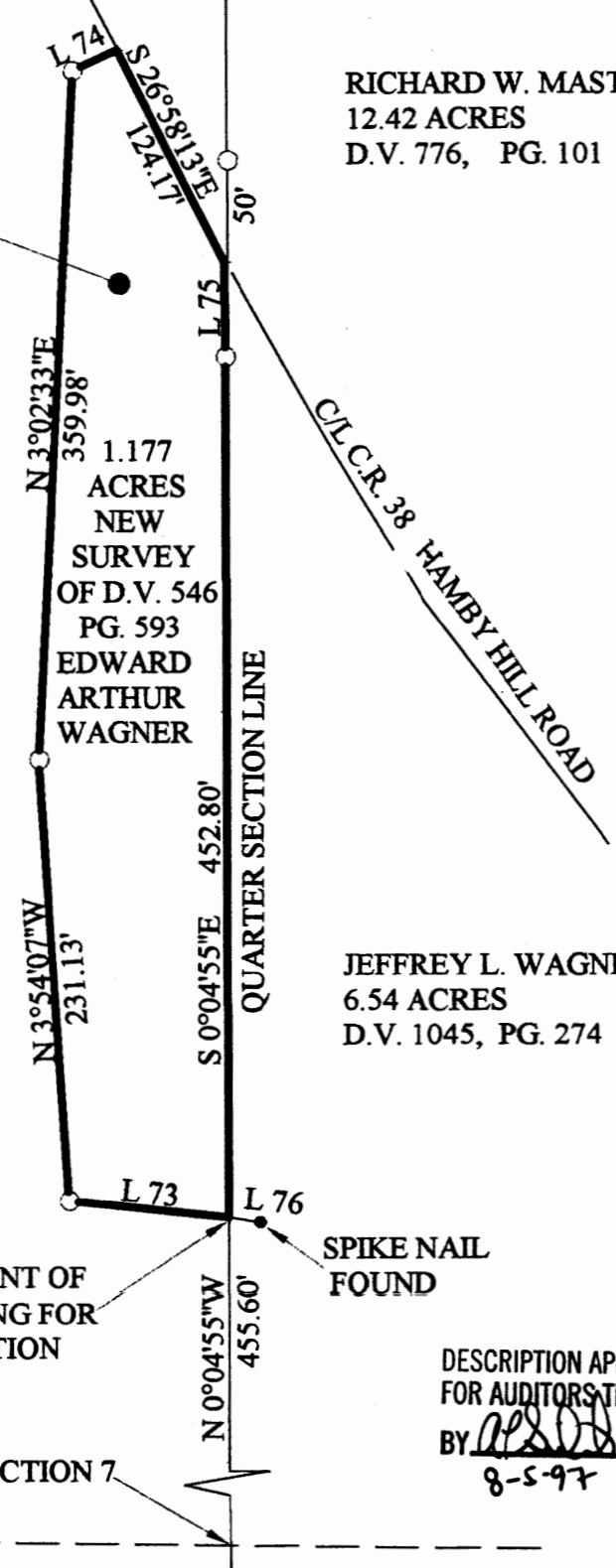
RICHARD W. MASTELLER
12.42 ACRES
D.V. 776, PG. 101

JEFFREY L. WAGNER
6.54 ACRES
D.V. 1045, PG. 274

AUDITOR'S PARCEL
NO. 29-29-10-07-35

BRUNER LAND COMPANY, INC.
179.725 AC. NEW SURVEY OF 180.903 AC. TRACT IN D.V. 1134, PG. 830

PAR. NO. 29-29-10-07-12



TRUE POINT OF BEGINNING FOR DESCRIPTION

SPIKE NAIL FOUND

DESCRIPTION APPROVED FOR AUDITORS TRANSFER
BY *[Signature]*
8-5-97

QUARTER SECTION LINE