

29-10-07-44
9795 PERRYTON RD

Description of Parcel No. 7

Situated in the State of Ohio, County of Muskingum, Township of Jackson, being in the southwest 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 an iron pin found capped "C.R. Harkness RS-6885" at the southwest corner of Section 7 (Note: Reference bearing on the west line of the southwest quarter of Section 7 used as North $00^{\circ}25'04''$ West.);

thence, with the west line of Section 7, the east line of a 78.00 acres tract as conveyed to James and Betty L. Tanner by Deed Volume 1048, Page 500, the east line of a 1.50 acres tract as conveyed to Everett Tanner by Deed Volume 658, Page 266, and the east line of a 17.91 acres tract as conveyed to Atha Prince by Deed Volume 634, Page 138 of the Muskingum County Recorder's Office, North $00^{\circ}25'04''$ West a distance of 2,183.25 feet to an iron pin set;

thence, leaving the section line, South $77^{\circ}48'08''$ East a distance of 1,097.34 feet to an iron pin set;

thence North $88^{\circ}24'55''$ East a distance of 234.00 feet to an iron pin set, being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning and continuing, North $88^{\circ}24'55''$ East a distance of 233.00 feet to an iron pin set;

thence South $02^{\circ}07'20''$ East a distance of 950.00 feet to a point near the centerline of County Road No. 322 (Perryton Road) and being in the north line of a 39.48 acres tract as conveyed to Danny R. Painter by Deed Volume 1064, Page 158 of the Muskingum County Recorder's Office, passing through five iron pins set at distances of plus 76.86 feet, plus 346.86 feet, plus 611.86 feet, plus 829.86 feet, and plus 929.86 feet, respectively;

thence, with the north line of said Painter property, South $89^{\circ}38'11''$ West a distance of 227.19 feet to a point;

thence, leaving the Painter property line, North $02^{\circ}28'50''$ West a distance of 945.23 feet to The Point of Beginning, passing through two iron pins set at distances of plus 19.15 feet and plus 119.15 feet, respectively;

containing 5.004 acres, more or less, out of Parcel No. 29-29-10-07-12.

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. 322.

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 County Road No. 322. Said easement runs in an east-west direction across the south end of the above described property with the south line of said easement being the north line of the 39.48 acres tract as conveyed to Danny R. Painter by Deed Volume 1064, Page 158 of the Muskingum County Recorder's Office. Containing 0.261 acres, more or less, of easement.

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

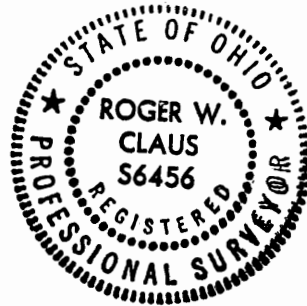
The bearings in this description are for angle calculations only and are based on the west line of the southwest quarter of Section 7 used as an assumed bearing of North 00°25'04" West.

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 a new survey of April 26, 1997; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior Deed: Deed Volume _____, Page _____.

Surveyor: *Roger W. Claus*
OFFICE COPY
NOT RECORDABLE
Date: 7-28-97



SURVEY PLAT FOR BRUNER LAND CO., INC.

TOTAL FARM - 180.903 ACRES

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.

SITUATED IN THE STATE OF OHIO, COUNTY OF
MUSKINGUM, TOWNSHIP OF JACKSON, BEING
IN THE WEST HALF 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. BIEDENHACH

- CORNER FENCE POST FOUND.
- RAILROAD TIE POST FOUND.
- 1/2" IRON PIN SET CAPPED "CLAUS 6456"
- IRON PIN FOUND UNCAPPED.
- 5/8" IRON PIN FOUND CAPPED "C. R. HARKNESS R.S. -6885"
- 3/4" IRON PIN FOUND CAPPED "S.M.R. 7135"
- IRON PIN FOUND CAPPED
- CONCRETE MONUMENT FOUND
- MARKED STONE FOUND.
- UN-MARKED STONE FOUND
- SURVEY ANGLE POINT
- RAILROAD SPIKE SET
- TREE WITH WIRE FOUND
- EXISTING PROPERTY LINES
- 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 WEST LINE OF
THE SOUTHWEST QUARTER OF SECTION 7
USED AS N 00°25'04"W.

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY *[Signature]*
5-13-97

40.215 AC. 13
OUT OF
PAR. NO. 29-29-10-07-12

23.520 AC. 14
OUT OF
PAR. NO. 29-29-10-07-12

61.737 AC. 12
OUT OF
PAR. NO. 29-29-10-07-12

5.072 AC. 11

5.019 AC. 10

5.007 AC. 9

5.008 AC. 8

5.004 AC. 7

5.031 AC. 6

5.012 AC. 5

5.191 AC. 4

5.074 AC. 3

5.007 AC. 2

5.006 AC. 1

Line	Bearing	Distance
1	N 0°25'04"W	164.79'
2	N 0°25'04"W	25.00'
3	N 0°25'04"W	30.12'
4	N 0°39'39"W	174.80'
5	N 89°39'17"E	153.99'
6	N 89°39'17"E	87.25'
7	N 89°39'17"E	132.49'
8	N 89°39'17"E	30.00'
9	N 89°39'17"E	89.95'
10	S 0°45'55"E	125.16'
11	S 0°45'55"E	50.00'
12	S 0°45'55"E	46.57'
13	S 0°45'55"E	40.00'
14	S 43°47'32"W	88.77'
15	S 43°47'32"W	101.58'
16	S 41°24'22"W	64.50'
17	S 32°50'02"W	50.31'
18	S 17°48'36"W	25.62'
19	S 16°19'19"W	87.07'
20	S 11°17'22"W	144.25'
21	S 11°17'22"W	171.55'
22	S 6°07'58"W	110.68'
23	S 6°07'58"W	98.17'
24	S 15°37'31"W	66.31'
25	S 17°13'43"W	87.90'
26	S 89°38'11"W	49.14'
27	S 89°38'11"W	133.00'
28	N 60°19'26"W	45.88'
29	N 60°19'26"W	173.20'
30	N 65°56'47"W	47.01'
31	N 65°56'47"W	36.00'
32	N 78°13'48"W	111.90'
33	N 72°52'56"W	74.18'
34	S 0°19'16"W	100.00'
35	S 0°19'16"W	30.00'
36	S 2°13'18"W	100.00'
37	S 2°13'18"W	31.00'
38	S 77°48'08"E	200.00'
39	S 0°47'12"W	100.00'
40	S 77°48'08"E	200.00'
41	S 2°27'15"E	100.00'
42	S 2°27'15"E	12.11'
43	S 2°39'58"E	100.00'
44	S 2°39'58"E	14.82'
45	S 2°28'50"E	100.00'
46	S 8°25'05"E	19.15'
47	S 2°07'20"E	76.80'
48	S 2°07'20"E	100.00'
49	S 2°07'20"E	20.14'
50	S 81°30'52"E	100.00'
51	S 81°30'52"E	30.18'
52	S 84°51'54"E	100.00'
53	S 84°51'54"E	27.79'
54	S 83°03'01"E	100.00'
55	S 83°03'01"E	29.01'
56	N 2°07'20"W	197.57'
57	S 79°05'55"E	120.00'
58	S 79°05'55"E	100.00'
59	S 89°16'44"E	103.77'
60	S 89°16'44"E	38.00'
61	S 46°12'28"E	151.29'
62	S 46°12'28"E	21.44'
63	N 77°50'24"W	163.21'
64	S 89°38'11"W	17.59'
65	S 89°38'11"W	45.00'
66	N 24°03'13"E	15.00'
67	N 24°03'13"E	15.00'
68	N 17°07'04"E	15.00'

SURVEYORS CERTIFICATION:

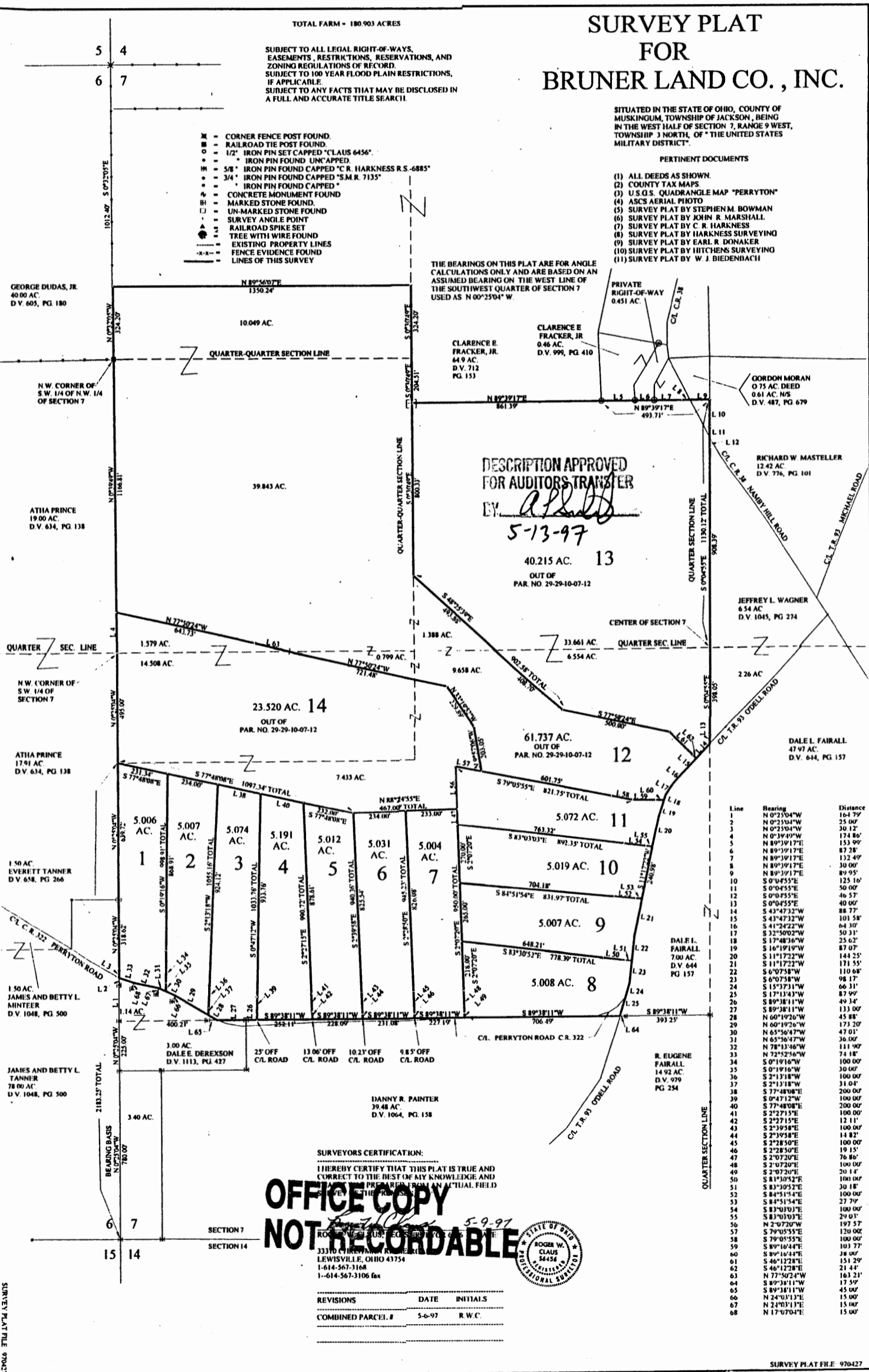
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE AND
FAITH AND WAS PREPARED FROM AN ACTUAL FIELD
SURVEY.

OFFICE COPY
NOT RECORDABLE

REVISIONS	DATE	INITIALS
COMBINED PARCEL #	5-6-97	R.W.C.



ROGER W. CLAUS
33310 CLEVELAND ROAD
LEWISVILLE, OHIO 43154
1-614-567-3108
1-614-567-3106 fax



SURVEY PLAT FILE 970427

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