

29-10-07-50

9965 PERRYTON RD

Description of Parcel No. 1

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°25'04" West.);

thence, with the west line of Section 7 and the east line of a 78.00 acres tract as conveyed to James and Betty L. Tanner by Deed Volume 1048, Page 500 of the Muskingum County Recorder's Office, North 00°25'04" West a distance of 1,194.79 feet to a point in the centerline of County Road No. 322 (Perryton Road), being THE TRUE POINT OF BEGINNING for this description;

thence, from said Point of Beginning continuing with the west line of Section 7, 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°25'04" West a distance of 988.46 feet to an iron pin set, passing through an uncapped iron pin found at a distance of plus 30.12 feet and passing through an iron pin found capped "S.M.R. 7135" at a distance of plus 348.74 feet, respectively;

thence, leaving the section line, South 77°48'08" East a distance of 231.34 feet to an iron pin set;

thence South 00°19'16" West a distance of 998.91 feet to a point in the centerline of County Road No. 322, passing through two iron pins set at distances of plus 868.91 feet and plus 968.91 feet, respectively;

thence, with the centerline of County Road No. 322 at the north line of a 1.14 acres tract as conveyed to Dale E. Derexson by Deed Volume 1113, Page 427 of the Muskingum County Recorder's Office, the following three courses:

- (1) North 65°56'47" West a distance of 36.00 feet to a point, being located for reference North 24°03'13" East a distance of 15.00 feet from an iron pin found capped "C.R. Harkness RS-6885";
- (2) thence North 78°13'46" West a distance of 111.90 feet to a point, being located for reference North 17°07'04" East a distance of 15.00 feet from an iron pin found capped "C.R. Harkness RS-6885";
- (3) thence North 72°52'56" West a distance of 74.18 feet to The Point of Beginning;

containing 5.006 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.

DESCRIPTION APPROVED
FOR AUDITORS TRANSFER
BY APL
5-13-97

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 centerline of County Road No. 322. Containing 0.255 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.

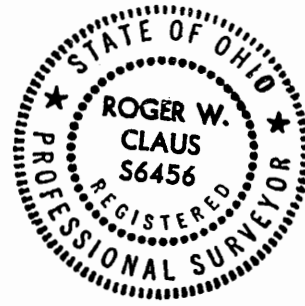
A plat of the above described survey has been submitted for file at the County Engineer's Office.

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: _____

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NOT RECORDABLE
Date: _____



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 RESTRICTIONS, IF APPLICABLE. SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

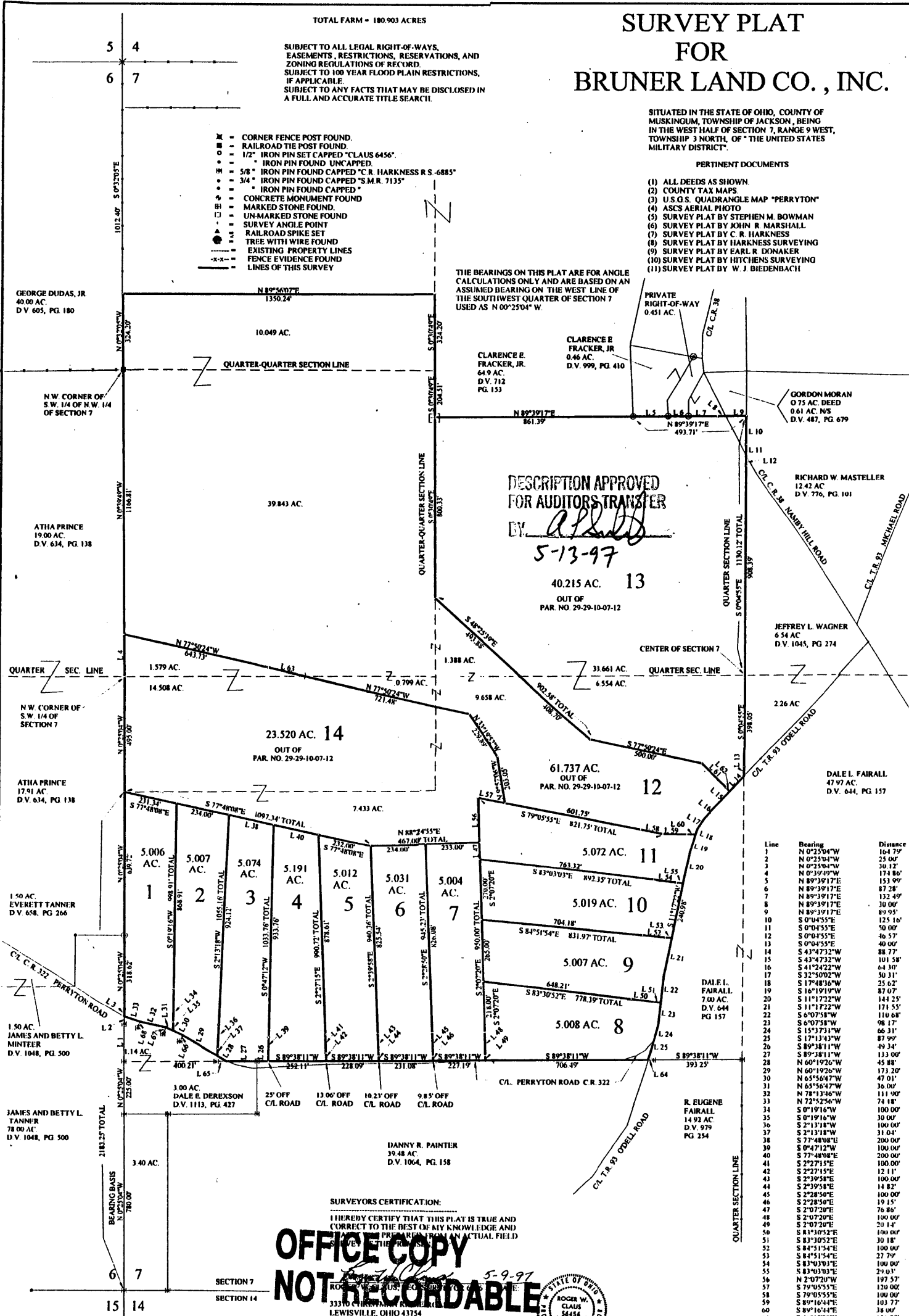
SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF JACKSON, BEING IN THE WEST HALF OF SECTION 7, RANGE 9 WEST, TOWNSHIP 3 NORTH, OF THE UNITED STATES MILITARY DISTRICT.

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 W. J. BIENENBACH

- 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



Line	Bearing	Distance
1	N 0°25'04"W	164.75'
2	N 0°25'04"W	25.00'
3	N 0°25'04"W	30.12'
4	N 0°39'39"W	174.86'
5	N 89°39'17"E	153.90'
6	N 89°39'17"E	87.28'
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°04'55"E	125.16'
11	S 0°04'55"E	50.00'
12	S 0°04'55"E	46.57'
13	S 0°04'55"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	64.30'
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°11'13"W	87.90'
26	S 89°38'11"W	49.34'
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°13'46"W	111.90'
33	N 72°52'56"W	74.18'
34	S 0°16'16"W	100.00'
35	S 0°16'16"W	100.00'
36	S 2°13'18"W	100.00'
37	S 2°13'18"W	31.04'
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 2°28'50"E	19.15'
47	S 2°07'20"E	76.86'
48	S 2°07'20"E	100.00'
49	S 2°07'20"E	20.14'
50	S 83°30'52"E	100.00'
51	S 83°30'52"E	30.18'
52	S 84°51'54"E	100.00'
53	S 84°51'54"E	27.79'
54	S 83°01'03"E	100.00'
55	S 83°01'03"E	29.03'
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	163.23'
64	S 89°38'11"W	17.50'
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 BELIEF AND WAS PREPARED FROM AN ACTUAL FIELD SURVEY.

OFFICE COPY
NOT RECORDABLE

5-9-97

ROGER W. CLAUS
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LEWISVILLE, OHIO 43754
1-614-567-3168
1-614-567-3106 fax



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