

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF NEWTON, AND BEING PART OF SECTION 16, RANGE 14 WEST, TOWNSHIP 15 NORTH, OF THE CONGRESS LANDS EAST OF THE SCIOTO RIVER, ALSO BEING PART OF LANDS NOW OR FORMERLY OWNED BY ADAM D. SWINGLE, AS REFERENCED BY D.B.V. 2787, PAGE 183, AND BEING PART OF AUDITOR'S PARCEL 47-46-02-04-003, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A ½" REBAR FOUND AT THE SOUTHEAST CORNER OF SECTION 16;

COURSE NO. 1: THENCE ALONG THE SOUTH LINE OF SAID SECTION 16 NORTH 87°05'49" WEST, A DISTANCE OF 1,995.34 FEET TO A POINT IN THE CENTERLINE OF AN OLD HAUL ROAD, PASSING THREE REBARS WITH CAP "BIEDENBACH" FOUND AT DISTANCES OF 1,275.32 FEET, 1,865.15 FEET, AND 1,965.34 FEET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY AARON A. SWINGLE, AS REFERENCED BY D.B.V. 2792, PAGE 634 OF THE MUSKINGUM COUNTY RECORDS;

THENCE ALONG THE CENTER OF THE AFOREMENTIONED OLD HAUL ROAD THE FOLLOWING 12 COURSES:

1. NORTH 40°26'59" EAST, A DISTANCE OF 241.39 FEET TO A POINT;
2. NORTH 36°44'22" EAST, A DISTANCE OF 158.50 FEET TO A POINT;
3. NORTH 47°54'39" EAST, A DISTANCE OF 95.16 FEET TO A POINT;
4. NORTH 55°30'16" EAST, A DISTANCE OF 217.05 FEET TO A POINT;
5. NORTH 49°28'50" EAST, A DISTANCE OF 61.76 FEET TO A POINT;
6. NORTH 38°18'46" EAST, A DISTANCE OF 54.25 FEET TO A POINT;
7. NORTH 24°51'03" EAST, A DISTANCE OF 60.07 FEET TO A POINT;
8. NORTH 14°36'05" EAST, A DISTANCE OF 126.65 FEET TO A POINT;
9. NORTH 20°56'20" EAST, A DISTANCE OF 186.91 FEET TO A POINT;
10. NORTH 17°40'45" EAST, A DISTANCE OF 208.10 FEET TO A POINT;
11. NORTH 15°53'33" EAST, A DISTANCE OF 133.37 FEET TO A POINT;
12. NORTH 08°02'15" EAST, A DISTANCE OF 216.92 FEET TO A POINT;
13. NORTH 06°35'58" EAST, A DISTANCE OF 446.78 FEET TO A SPIKE FOUND (SOUTH=0.10 FEET, WEST=0.08 FEET) IN THE CENTERLINE OF CROCK ROAD (TWP. RD. 265, 40');

THENCE FOLLOWING THE CENTERLINE OF SAID CROCK RD. THE FOLLOWING 2 COURSES:

1. SOUTH 85°03'09" EAST, A DISTANCE OF 121.57 FEET TO A POINT;
2. SOUTH 84°47'13" EAST, A DISTANCE OF 450.80 FEET TO A POINT;

THENCE WITH A NEW DIVISION LINE FOR THE FOLLOWING 8 COURSES;

1. SOUTH 06°06'30" EAST, A DISTANCE OF 401.96 FEET TO A REBAR WITH CAP SET;
2. THENCE SOUTH 35°46'18" WEST, A DISTANCE OF 135.72 FEET TO A REBAR WITH CAP SET;
3. THENCE SOUTH 26°17'54" EAST, A DISTANCE OF 130.98 FEET TO A REBAR WITH CAP SET;
4. THENCE SOUTH 75°34'56" WEST, A DISTANCE OF 48.59 FEET TO A REBAR WITH CAP SET;
5. THENCE SOUTH 07°36'05" EAST, A DISTANCE OF 108.71 FEET TO A REBAR WITH CAP SET;
6. THENCE SOUTH 68°28'21" EAST, A DISTANCE OF 511.39 FEET TO A REBAR WITH CAP SET;

7. THENCE NORTH 03°47'54" WEST, A DISTANCE OF 338.78 FEET TO A REBAR WITH CAP SET;
8. THENCE NORTH 17°16'04" WEST, A DISTANCE OF 468.55 FEET TO PIN WITH CAP "BIEDENBACH" FOUND, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OWNED BY JAMES E. AND TRUDY D. REED, AS REFERENCED BY D.B.V. 3076, PAGE 705 OF THE MUSKINGUM COUNTY RECORDS, AND BEING AUDITORS PARCEL NUMBER 47-46-02-04-001;

THENCE ALONG SAID REED LANDS FOR THE FOLLOWING 6 COURSES:

1. SOUTH 46°51'51" EAST, A DISTANCE OF 55.92 FEET TO A PIN WITH CAP "BIEDENBACH" FOUND (SOUTH=0.30 FEET, EAST=0.14 FEET);
2. SOUTH 40°21'01" EAST, A DISTANCE OF 67.74 FEET TO A PIN WITH CAP "BIEDENBACH" FOUND (SOUTH=0.23 FEET);
3. ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 99.97 FEET, CHORD BEARING SOUTH 59°47'50" EAST, DELTA ANGLE 42°07'22", RADIUS OF 135.98 FEET, AND CHORD LENGTH OF 97.73 FEET, TO A PIN WITH CAP "BIEDENBACH" FOUND (SOUTH=0.18 FEET, WEST=0.15 FEET);
4. SOUTH 82°07'14" EAST, A DISTANCE OF 37.29 FEET TO A PIN WITH CAP "BIEDENBACH" FOUND (SOUTH=0.14 FEET, WEST=0.10 FEET);
5. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 102.01 FEET, CHORD BEARING SOUTH 48°31'37" EAST, DELTA ANGLE 74°20'30", RADIUS OF 78.62 FEET, AND CHORD LENGTH OF 95.00 FEET, TO A PIN WITH CAP "BIEDENBACH" FOUND (SOUTH=0.14 FEET);
6. SOUTH 87°19'01" EAST, A DISTANCE OF 16.89 FEET TO A PIN WITH CAP "BIEDENBACH" FOUND, SAID POINT ALSO BEING ON THE EAST LINE OF SAID SECTION 16, AND ALSO BEING THE NORTHWEST CORNER OF LANDS NOW OR FORMERLY OWNED BY VALERIE S. MACK TR., AS REFERENCED BY D.B.V. 2877, PAGE 666 OF THE MUSKINGUM COUNTY RECORDS, AND BEING AUDITORS PARCEL NUMBER 47-50-15-33-001;

COURSE NO. 30: THENCE ALONG SAID EAST LINE OF SAID SECTION AND MACK LANDS SOUTH 02°10'45" WEST, A DISTANCE OF 1,610.60 FEET TO THE PLACE OF BEGINNING, PASSING A NAIL IN CONCRETE AT A DISTANCE OF 1,060.90 FEET, CONTAINING 54.394 ACRES.

SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD. THE BASIS OF BEARING FOR THIS SURVEY IS STATE PLANE OHIO SOUTH ZONE. A SURVEY OF THE ABOVE-DESCRIBED PARCEL WAS MADE BY KYLE L. KYER, REGISTERED SURVEYOR #8933, ON FEBRUARY 4TH, 2026.

SUBJECT TO THE RIGHT-OF-WAY OF COUNTY ROAD 265 (CROCK RD, 40 FEET).

SUBJECT TO A 50-FOOT-WIDE EASEMENT BEING RESERVED BY BRUNER LAND COMPANY, INC., THEIR HEIRS, AND OR ASSIGNS, FOREVER. EASEMENT FOR THE PURPOSE OF RUNNING UTILITIES TO OTHER PARCELS OR LAND ON OR NEAR TOWNSHIP ROAD 265. SAID EASEMENT RUNS IN AN EAST-WEST DIRECTION ACROSS THE NORTH END OF THE ABOVE-DESCRIBED PARCEL WITH THE NORTH LINE OF SAID EASEMENT BEING THE CENTERLINE OF SAID TOWNSHIP ROAD 265. CONTAINING 0.667 ACRES, MORE OR LESS.

SUBJECT TO ANOTHER 50-FOOT-WIDE EASEMENT BEING RESERVED BY BRUNER LAND COMPANY, INC., THEIR HEIRS, AND OR ASSIGNS, FOREVER. EASEMENT FOR THE

PURPOSE OF RUNNING UTILITIES TO OTHER PARCELS OR LAND ON OR NEAR TOWNSHIP ROAD 265. SAID EASEMENT RUNS IN AN NORTH-SOUTH DIRECTION ACROSS THE WEST END OF THE ABOVE-DESCRIBED PARCEL WITH THE WEST LINE OF SAID EASEMENT BEING THE CENTERLINE OF SAID OLD HAUL ROAD. CONTAINING 2.533 ACRES, MORE OR LESS.

DESCRIPTION
APPROVED
By: M. Barnhard
3-25-2026



