

47-46-02-04-003
47-50-15-34-000
47-70-21-08-000004

Description of Parcel No. 1 (94.029 Acres)

Being a new split from a 514.458 acres tract as conveyed to Bruner Land Company, Inc. by Official Records Volume 2647, Page 340 of the Muskingum County Recorder's Office and being bounded and described as follows;

Situated in the State of Ohio, County of Muskingum, Township of Newton, being part in the southwest quarter of the southwest quarter of Section 15, part in the southeast quarter of Section 16, and part in the northeast quarter of Section 21, Range 14 West, Township 15 North, of "The Congress Lands East of the Scioto River" and being further bounded and described as follows:

Beginning at a 1/2" iron pin found uncapped at the northeast corner of Section 21
(Note: Reference bearing on the east line of the southeast quarter of Section 16 used as South 02°10'45" West);

thence, from said Point of Beginning and running with the east line of the northeast quarter of Section 21, South 02°55'22" West a distance of 249.06 feet to an iron pin found in concrete at the northeast corner of a 20.57 acres tract as conveyed to Jeffery M. Koehler by Official Records Volume 2104, Page 378 of the Muskingum County Recorder's Office;

thence, with the north line of said Koehler tract, North 86°51'44" West a distance of 307.23 feet to a copper rod found in concrete at the northwest corner of said Koehler tract;

thence, with the west line of said Koehler tract, South 03°05'16" West a distance of 821.71 feet to a copper rod found in concrete in the north line of a 8.26 acres tract as conveyed to Shelly Materials, Inc. by Official Records Volume 2444, Page 403 of the Muskingum County Recorder's Office;

thence, with the north line of said Shelly Materials tract, North 86°51'46" West a distance of 677.22 feet to a iron bolt found at the northwest corner of said Shelly Materials tract;

thence, with the west line of said Shelly Materials tract, South 02°30'17" West a distance of 245.61 feet to a 1" iron pin found uncapped at the southwest corner of said Shelly Materials tract, being in the north line of a 28.7 acres tract as conveyed to Richard L. and Dorothy Heckel by Deed Volume 776, Page 317 of the Muskingum County Recorder's Office;

thence, with the north line of said Heckel tract and the extension thereof, North 87°01'53" West a distance of 298.73 feet to an iron pin set, passing through a 1" iron pin found uncapped at the northwest corner of said Heckel tract at a distance of plus 98.73 feet;

thence North 03°09'32" East a distance of 1,312.01 feet to an iron pin set in the south line of the southeast quarter of Section 16;

thence, with the section line, North 87°05'49" West a distance of 717.00 feet to a point in the centerline of an old haul road, passing through two iron pins set at distances of plus 587.00 feet and plus 687.00 feet, respectively;

thence, with the centerline of said old haul road, the following thirteen courses:

1. North 40°26'59" East a distance of 241.39 feet to a point;
2. thence North 36°44'22" East a distance of 158.50 feet to a point;
3. thence North 47°54'39" East a distance of 95.16 feet to a point;

47-46-02-04-003 A
47-50-15-34-000 A
47-70-21-08-004 A

Page 2 of 4

Description of Parcel No. 1 (94.029 Acres)

4. thence North $55^{\circ}30'16''$ East a distance of 217.05 feet to a point;
5. thence North $49^{\circ}28'50''$ East a distance of 61.76 feet to a point;
6. thence North $38^{\circ}18'46''$ East a distance of 54.25 feet to a point;
7. thence North $24^{\circ}51'03''$ East a distance of 60.07 feet to a point;
8. thence North $14^{\circ}36'05''$ East a distance of 126.65 feet to a point;
9. thence North $20^{\circ}56'20''$ East a distance of 186.91 feet to a point;
10. thence North $17^{\circ}40'45''$ East a distance of 208.10 feet to a point;
11. thence North $15^{\circ}53'33''$ East a distance of 133.37 feet to a point;
12. thence North $08^{\circ}02'15''$ East a distance of 216.92 feet to a point;
13. thence North $06^{\circ}35'58''$ East a distance of 446.78 feet to a spike nail set in the centerline intersection with Township Road No. 265 (Crock Road);

thence, with the centerline of Township Road No. 265, the following four courses:

1. South $85^{\circ}03'09''$ East a distance of 121.57 feet to a point;
2. thence South $84^{\circ}47'13''$ East a distance of 450.80 feet to a point;
3. thence South $87^{\circ}27'01''$ East a distance of 217.94 feet to a point;
4. thence North $87^{\circ}33'05''$ East a distance of 58.03 feet to a point;

thence, leaving the road with the south line of a 2.919 acres tract as conveyed to James E. and Trudy D. Reed by Official Records Volume 2638, Page 32 of the Muskingum County Recorder's Office, the following eight courses:

1. South $12^{\circ}33'23''$ West a distance of 36.19 feet to an iron pin set;
2. thence, with a curve to the left, having an arc distance of 117.08 feet, a radius of 118.18 feet, a central angle of $56^{\circ}45'44''$, a chord bearing of South $18^{\circ}13'33''$ East, and a chord distance of 112.35 feet to an iron pin set;
3. thence South $46^{\circ}51'51''$ East a distance of 55.92 feet to an iron pin set;
4. thence South $40^{\circ}21'01''$ East a distance of 67.74 feet to an iron pin set;
5. thence, with a curve to the left, having an arc distance of 99.97 feet, a radius of 135.98 feet, a central angle of $42^{\circ}07'16''$, a chord bearing of South $59^{\circ}47'50''$ East, and a chord distance of 97.73 feet to an iron pin set;
6. thence South $82^{\circ}07'14''$ East a distance of 37.29 feet to an iron pin set;
7. thence, with a curve to the right, having an arc distance of 102.01 feet, a radius of 78.62 feet, a central angle of $74^{\circ}20'19''$, a chord bearing of South $48^{\circ}31'37''$ East, and a chord distance of 95.00 feet to an iron pin set;

47-46-02-04-003 B
47-50-15-34-000 B
47-70-21-08-004 B

Page 3 of 4

Description of Parcel No. 1 (94.029 Acres)

8. thence South $87^{\circ}19'01''$ East a distance of 16.89 feet to an iron pin set in the east line of the southeast quarter of Section 16;

thence, with said section line, South $02^{\circ}10'45''$ West a distance of 1,060.90 feet to a nail found in concrete in the south line of a 46.132 acres tract as conveyed to Bryce Iden by Official Records Volume 2640, Page 802 of the Muskingum County Recorder's Office;

thence, with the south line of said Iden tract, the following two courses:

1. South $54^{\circ}26'54''$ East a distance of 841.53 feet to a 5/8" iron pin found capped "Graves 5792";
2. thence South $03^{\circ}13'30''$ West a distance of 100.00 feet to a point in the south line of the southwest quarter of Section 15, passing through a nail found in concrete at a distance of plus 97.21 feet;

thence, with said section line, North $86^{\circ}44'26''$ West a distance of 701.07 feet to the Point of Beginning;

Containing 94.029 acres, more or less, of which:

5.239 acres are in Section 15, being all of Parcel No. 47-50-15-34-000,
61.528 acres are in Section 16, being part of Parcel No. 47-46-02-04-002, and
27.262 acres are in Section 21, being part of Parcel No. 47-70-21-08-002.

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

Subject to the right-of-way of Township Road No. 265 (Crock Road).

Subject to a 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near Township Road No. 265 (Crock Road). Said easement runs in a east-west direction across the north end of the above-described property with the north line of said easement being the centerline of Township Road No. 265. Containing 0.974 acre, more or less, of easement.

Subject to another 50.00 feet wide easement being reserved unto the grantors (Bruner Land Company, Inc.), their heirs, and or assigns, forever. Said easement being for the purpose of running utilities to other parcels of land on or near an old haul road. Said easement runs in a north-south direction across the west end of the above-described property with the west line of said easement being the centerline of said old haul road. Containing 2.533 acres, more or less, of easement.

Subject to the 100-Year Flood Plain restrictions, if applicable.

All iron pins set are 5/8" x 30" rebar capped "Biedenbach Surveying, LLC. 7881 - 8534".

The bearings in this description are for angle calculations only and are based on the east line of the southeast quarter of Section 16 used as an assumed bearing of South $02^{\circ}10'45''$ West.

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

47-46-02-04-003 C
47-50-15-34-000 C
47-70-21-08-004 C

Page 4 of 4
Description of Parcel No. 1 (94.029 Acres)

The above description was prepared by Russell Claus, Registered Surveyor No. 8534, based on an actual field survey of October 14, 2016; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 2647, Page 340.

Surveyor: _____

Date: _____

Survey File: GB-2601

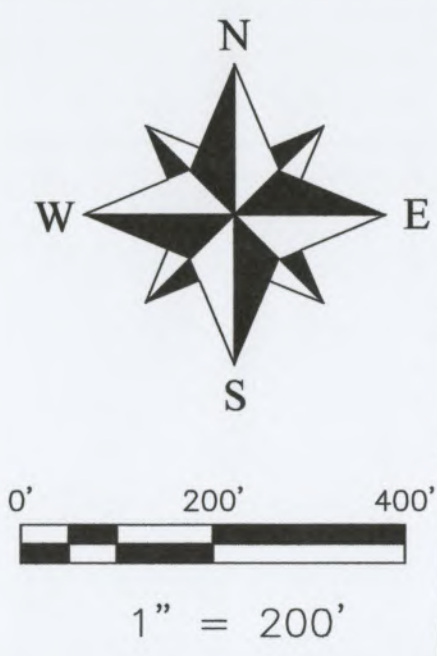
OFFICE COPY
NOT RECORDABLE

DESCRIPTION
APPROVED
By: [Signature] 12/19/2016



47-46-02-04-003 D
47-50-15-34-000 D
47-70-21-08-004 D

47-70-21-08-005 B
47-70-21-08-006 B



THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21 USED AS SOUTH 86°38'14" EAST.

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.

LINE	BEARING	DISTANCE
L88	S 84°47'13" E	450.80'
L89	S 87°27'01" E	217.94'
L90	N 87°33'05" E	58.03'
L91	S 12°33'23" W	36.19'
L92	S 46°51'51" E	55.92'
L93	S 40°21'01" E	67.74'
L94	S 82°07'14" E	37.29'
L95	S 87°19'01" E	16.89'
L96	S 03°13'30" W	100.00'
L97	N 13°25'35" W	467.05'
L98		
L99	N 87°11'11" W	559.55'
L100	N 87°11'11" W	203.87'
L101	N 86°45'52" W	262.09'
L102	N 86°36'33" W	614.18'

Ohio Franklin Realty, LLC
O.R.V. 2568, Pg. 853
Parcel No. 47-46-02-04-000

Remainder of:
Bruner Land
Company, Inc.
514.458 Acres
O.R.V. 2647, Pg. 340
Part of Parcel No.
47-70-21-04-002

Parcel No. 1
94.029 Acres

New Split From:
Bruner Land Company, Inc.
514.458 Acres
O.R.V. 2647, Pg. 340
Part of Parcel No.
47-46-02-04-002

James E. and
Trudy D. Reed
2.919 Acres
O.R.V. 2638, Pg. 32

Bryce Iden
6.534 Acres
O.R.V. 2640, Pg. 802
Parcel No.
47-50-15-33-001

Sheet 1 of 2

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF NEWTON, BEING PART IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, PART IN THE SOUTH HALF OF SECTION 16, PART IN THE EAST HALF OF SECTION 20, AND PART IN SECTION 21, RANGE 14 WEST, TOWNSHIP 15 NORTH, OF THE "CONGRESS LANDS EAST OF THE SCIOTO RIVER".

- PERTINENT DOCUMENTS
- (1) ALL DEEDS AS SHOWN.
 - (2) COUNTY TAX MAPS.
 - (3) U.S.G.S. QUAD. MAPS.
 - (4) SURVEY PLATS BY TIMOTHY LINN
 - (5) SURVEY PLAT BY JACK NEWCOME
 - (6) SURVEY PLAT BY RICHARD L. DANIELS
 - (7) SURVEY PLAT BY RICHARD GRAVES
 - (8) SURVEY PLAT BY CHARLES HARKNESS

Bryce Iden
46.132 Acres
O.R.V. 2640, Pg. 802
Parcel No.
47-50-15-33-000

Georgia Pine
Estates
P.B. 18, Pg. 62

LINE	BEARING	DISTANCE
L1	S 02°55'22" W	249.06'
L2	N 86°51'44" W	307.23'
L3	S 02°30'17" W	245.61'
L4	N 87°01'53" W	298.73'
L5	S 02°30'03" W	23.58'
L6	N 86°55'27" W	108.94'
L7	N 86°54'13" W	398.23'
L8	S 89°11'17" W	92.24'
L9	S 79°52'29" W	49.95'
L10	S 62°55'37" W	128.82'
L11	S 63°10'37" W	158.02'
L12	S 57°06'53" W	70.27'
L13	S 45°36'42" W	126.71'
L14	S 37°49'38" W	111.37'
L15	S 31°08'17" W	122.71'
L16	S 22°01'23" W	145.82'
L17	S 46°20'25" W	41.58'
L18	S 73°22'58" W	48.19'
L19	N 81°15'04" W	66.21'
L20	N 70°59'13" W	78.60'
L21	N 58°18'53" W	69.97'
L22	S 51°05'23" W	108.50'
L23	N 59°52'46" W	87.82'
L24	S 69°24'14" W	153.19'
L25	S 24°53'22" E	115.05'
L26	N 16°12'10" E	59.63'
L27	N 03°44'35" E	58.99'
L28	N 11°40'32" E	145.95'
L29	N 05°15'28" E	143.44'
L30	N 14°02'34" E	127.77'
L31	N 29°25'57" E	49.31'
L32	N 46°33'09" E	52.47'
L33	N 61°39'59" E	44.25'
L34	N 68°30'33" E	76.81'
L35	N 68°30'33" E	49.27'
L36	N 60°06'43" E	96.95'
L37	N 53°01'05" E	193.13'
L38	N 60°27'29" E	43.11'
L39	N 75°10'02" E	37.85'
L40	S 87°12'50" E	50.60'
L41	S 69°22'46" E	271.67'
L42	S 71°53'02" E	80.26'
L43	S 84°31'48" E	87.18'
L44	N 85°24'27" E	94.40'
L45	N 79°17'39" E	28.00'
L46	N 79°17'39" E	61.97'
L47	N 75°40'23" E	168.06'
L48	N 70°31'57" E	43.30'
L49	N 64°19'27" E	99.24'
L50	N 51°53'23" E	75.38'
L51	N 34°56'31" E	54.87'
L52	N 26°09'08" E	80.16'
L53	N 17°27'58" E	110.70'
L54	N 11°38'47" E	252.27'
L55	N 17°08'12" E	140.02'
L56	N 17°36'41" E	352.89'
L57	N 16°19'06" E	175.39'
L58	N 27°16'47" E	63.87'
L59	N 45°00'17" E	88.38'
L60	N 64°55'55" E	82.33'
L61	N 79°18'52" E	102.07'
L62	S 86°11'53" E	155.34'
L63	S 86°49'45" E	98.65'
L64	N 88°57'20" E	274.04'
L65	S 88°18'57" E	282.70'
L66	S 83°31'50" E	168.83'
L67	N 81°45'33" E	50.44'
L68	N 58°06'12" E	78.02'
L69	N 41°32'23" E	55.85'
L70	N 30°27'00" E	134.93'
L71	N 35°25'38" E	134.99'
L72	N 35°15'58" E	215.33'
L73	N 39°42'35" E	260.54'
L74	N 40°26'59" E	241.39'
L75	N 36°44'22" E	158.50'
L76	N 47°54'39" E	95.16'
L77	N 55°30'16" E	217.05'
L78	N 49°28'50" E	61.76'
L79	N 38°18'46" E	54.25'
L80	N 24°51'03" E	60.07'
L81	N 14°36'05" E	126.65'
L82	N 20°56'20" E	186.91'
L83	N 17°40'45" E	208.10'
L84	N 15°53'33" E	133.37'
L85	N 08°02'15" E	216.92'
L86	N 06°35'58" E	446.78'
L87	S 85°03'09" E	121.57'

261.973 Acres Total

Current:
Bruner Land
Company, Inc.
514.458 Acres
O.R.V. 2647, Pg. 340

Prior:
Ohio Franklin
Realty, LLC
514.458 Acres
O.R.V. 2568, Pg. 853

Richard L. and
Dorothy Heckel
D.V. 589, Pg. 236
Parcel No. 47-70-21-22-000



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 ORIGINAL FIELD SURVEY OF THE PREMISES. THIS IS NOT GUARANTEED BY THIS SURVEY.

NOT RECORDED 10/14/2016

RUSSELL CLAUS
REG. SURVEYOR 8534
BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODSFIELD, OHIO 43793
1.740.472.1262 OFFICE
1.740.472.5298 FAX

NOTE: THIS MAP IS AN ORIGINAL COPY ONLY WITH ORIGINAL SIGNATURE AND ORIGINAL STAMP.

Survey File No.: GB-2601F1

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	117.08'	118.18'	56°45'44"	S 18°13'33" E	112.35'
C2	99.97'	135.98'	42°07'16"	S 59°47'50" E	97.73'
C3	102.01'	78.62'	74°20'19"	S 48°31'37" E	95.00'

Match Line Sheet 2 of 2

Match Line Sheet 2 of 2