

**DESCRIPTION OF PARCEL No. 1b  
(5.425 Acres)**

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

Commencing for reference at a 3/4" iron pipe found at the southeast corner of Section 14 (Note: Reference bearing on the east line of the southeast quarter of Section 14 used as South 00°09'30" West);

thence, with the south line of the southeast quarter of Section 14, North 89°44'40" West a distance of 718.09 feet to an iron pin set at the southwest corner of a 1.30 acres tract as conveyed to Justin A. Dosch by Official Records Volume 2171, Page 917 of the Muskingum County Recorder's Office, being the **TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning and continuing with the the section line, North 89°44'40" West a distance of 459.47 feet to an iron pin set;

thence, leaving the section line, North 27°05'19" West a distance of 252.89 feet to an iron pin set;

thence, North 37°09'00" East a distance of 347.60 feet to an iron pin set;

thence South 67°47'32" East a distance of 255.78 feet to an iron pin set;

thence North 39°43'26" East a distance of 218.34 feet to an iron pin set in the west line of 21.33 acres tract as conveyed to Ellis and Judy Vernon by Official Records Volume 1507, Page 912 of the Muskingum County Recorder's Office;

thence, with the west line of said Vernon tract and the extension thereof, South 01°09'32" West a distance of 575.63 feet to the Point of Beginning;

containing 5.425 acres, more or less, being a new split from Parcel No. 47-50-14-20-000.

Note: this tract is "LANDLOCKED" and is to be conveyed to an adjoining landowner only.

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

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

All iron pins set are 5/8" x 30" rebar capped and labeled "Biedenbach 7881".

The bearings in this description are for angle calculations only and are based on the east line of the southeast quarter of Section 14 used as an assumed bearing of South 00°09'30" West.

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

The above description prepared by Gregory A. Biedenbach, Registered Surveyor No. 7881, based on an actual field survey of December 1, 2008; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 2171, Page 317.

Surveyor:

Date:

Survey File: GB-1297

DESCRIPTION

APPROVED

By:

APPROVED

MUSKINGUM COUNTY

PLANNING COMMISSION DIRECTOR

1/16/09

Fee Paid

By: *[Signature]*

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14 AND THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 13 USED AS SOUTH 00°09'30" WEST.

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF NEWTON, BEING IN THE SOUTHEAST QUARTER OF SECTION 14, RANGE 14 WEST, TOWNSHIP 15 NORTH, OF "THE CONGRESS LANDS EAST OF THE SCIOTO RIVER".

# SURVEY PLAT FOR BRUNER LAND COMPANY, INC.

Line	Bearing	Distance
1	N 39°43'26"E	218.34'

### PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAP "CROOKSVILLE"
- (4) SURVEY PLAT BY DONALD E. BINCKLEY II
- (5) SURVEY PLAT BY MICHAEL D. NICHOLS
- (6) SURVEY PLAT BY DOUGLAS R. DAVIS

- = 5/8" IRON PIN SET "BIEDENBACH 7881"
- ◻ = 5/8" IRON PIN FD. CAPPED "BRINKLEY PS 7879"
- ⊠ = 3/4" PIPE FOUND
- +
- = SURVEY ANGLE POINT
- = EXISTING PROPERTY LINES
- = LINES OF THIS SURVEY

### 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. TITLE IS NOT GUARANTEED BY THIS OFFICE.

**NOT RECORDED**  
*Gregory A. Biedebach 1-5-09*  
 GREGORY A. BIEDENBACH  
 REG. SURVEYOR 7881  
 114 ADAMS AVENUE  
 WOODSFIELD, OHIO 43793  
 1.740.472.1262 OFFICE  
 1.740.472.5298 FAX

Approved For Transfer  
 On-Lot Sewage  
 Date 1/19/09  
 E.J.S.  
 Zanesville - Muskingum Co.  
 Health Department

NOTE: THIS COPY IS AN ORIGINAL COPY ONLY WITH ORIGINAL SIGNATURE AND EMBOSSED SEAL.

S 0°09'30"W Basis Of Bearings

APPROVED

MUSKINGUM COUNTY  
 PLANNING COMMISSION-DIRECTOR

1/19/09  
 Date

Fee Paid

Residue of:  
 Bruner Land Company, Inc.  
 126.221 Acres  
 O.R.V. 2171, Pg. 317  
 P.N. 47-50-14-19-000

Residue of:  
 Bruner Land Company, Inc.  
 126.221 Acres  
 O.R.V. 2171, Pg. 317  
 P.N. 47-50-14-20-000

**0.734 Ac.**  
 "Landlocked"  
 To be conveyed to an adjoining Landowner Only  
 New Split From:  
 Bruner Land Company, Inc.  
 126.221 Acres  
 O.R.V. 2171, Pg. 317  
 P.N. 47-50-14-19-000

**5.425 Acres**  
 6.159 Acres Total

"Landlocked"  
 To be conveyed to an adjoining Landowner Only  
 New Split From:  
 Bruner Land Company, Inc.  
 126.221 Acres  
 O.R.V. 2171, Pg. 317  
 Parcel No. 47-50-14-20-000  
 459.47'

Elis and Judy Vernon  
 21.33 Acres  
 O.R.V. 1507, Pg. 912  
 P.N. 47-50-14-21-000

Justin A. Dosch  
 Parcel One  
 1.366 Acres  
 O.R.V. 2171, Pg. 917  
 P.N. 47-50-14-23-000

Parcel Two  
 1.30 Acres  
 Parcel No.  
 47-50-14-22-000

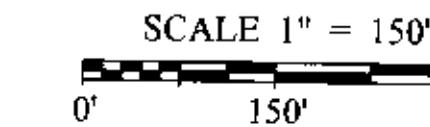
P.O.B. Parcel No. 1a  
 Francis J. Dosch, Trustee of the Francis J. Dosch Revocable Trust Dated February 17, 1994  
 113.93 Acres  
 O.R.V. 1540, Pg. 432  
 Parcel No. 47-50-23-02-000

P.O.B. Parcel No. 1b

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.

P.O.B. Parcel No. 1a

DESCRIPTION APPROVED  
 By: *[Signature]*



SURVEY PLAT FILE: GB-1297B

14 13  
 23 24