

Description of Parcel No. 1
(20.085 Acres)

Being a new split from a 60.27 acres tract as conveyed to Bruner Land Company, Inc. by Book 2698, Page 246 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 in the southwest quarter of the northeast quarter of Section 26, Range 14 West, Township 15 North, of the "United States Military District" and being further bounded and described as follows:

Beginning at a 5/8" iron pin set at the center of Section 26 (Note: Reference bearing on the south line of the northeast quarter of Section 26 used as North 88°08'10" West);

thence, from said Point of Beginning and running with the west line of the northeast quarter of Section 26, North 00°01'03" East a distance of 365.22 feet to a point in the centerline of County Road No. 32 (Baughman Run Road), passing through two 5/8" iron pins set at distances of plus 235.11 feet and plus 335.11 feet, respectively;

thence, with the centerline of County Road No. 32, the following 17 courses:

1. South 71°04'58" East a distance of 20.53 feet to a point;
2. thence South 82°16'27" East a distance of 65.46 feet to a point;
3. thence North 86°42'14" East a distance of 102.15 feet to a point;
4. thence North 79°51'07" East a distance of 97.10 feet to a point;
5. thence North 77°19'03" East a distance of 95.94 feet to a point;
6. thence North 72°32'12" East a distance of 48.92 feet to a point;
7. thence North 58°37'56" East a distance of 71.16 feet to a point;
8. thence North 43°24'31" East a distance of 108.19 feet to a point;
9. thence North 35°01'43" East a distance of 166.51 feet to a point;
10. thence North 42°58'20" East a distance of 95.09 feet to a point;
11. thence North 53°43'27" East a distance of 66.36 feet to a point;
12. thence North 56°56'49" East a distance of 66.59 feet to a point;
13. thence North 61°42'26" East a distance of 95.51 feet to a point;
14. thence North 65°11'29" East a distance of 111.67 feet to a point;
15. thence North 69°42'36" East a distance of 62.50 feet to a point;
16. thence North 65°27'51" East a distance of 69.49 feet to a point;
17. thence North 62°04'56" East a distance of 64.91 feet to a point;

thence, leaving the present centerline of County Road No. 32 with the old centerline of County Road No. 32 (circa 1994), North 62°26'02" East a distance of 116.72 feet to a point;

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thence, leaving the old centerline, South $01^{\circ}26'42''$ East a distance of 1,076.07 feet to a $5/8''$ iron pin set in the south line of the northeast quarter of Section 26, passing through three $5/8''$ iron pins set at distances of plus 30.00 feet, plus 130.00 feet, and plus 976.07 feet, respectively;

thence, with said quarter-section line, North $88^{\circ}08'10''$ West a distance of 1,323.00 feet to the Point of Beginning, passing through a $5/8''$ iron pin set at a distance of plus 693.00 feet;

Containing 20.085 acres, more or less, being part of Parcel No. 47-94-26-21-000.

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

Subject to the right-of-way of County Road No. 32 (Baughman Run 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 County Road No. 32. Said easement runs in an east-west direction across the north end of the above-described property with the north line of said easement being the centerline of said County Road No. 32. Containing 1.635 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, PS 7881".

The bearings in this description are for angle calculations only and are based on the south line of the northeast quarter of Section 26 used as an assumed bearing of North $88^{\circ}08'10''$ West.

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

The above description was prepared by Gregory A. Biedenbach Registered Surveyor No. 7881, based on an actual field survey of March 10, 2017; said survey being subject to any facts that may be disclosed in a full and accurate title search.

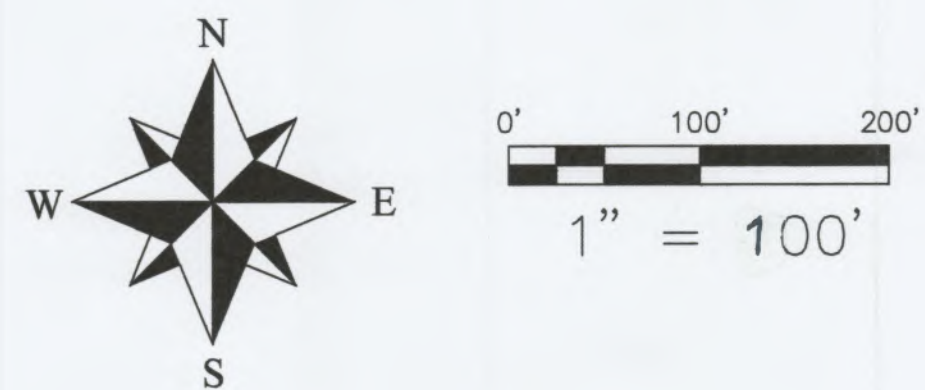
Prior deed: Book 2698, Page 246.

Surveyor: *Gregory A. Biedenbach*
Date: *March 10, 2017*
Survey File: GB-2683F3
DESCRIPTION
APPROVED
By: *[Signature]* *6/4/2017*



47-94-26-21-003 B
47-94-26-21-004 B
47-94-26-21-000 C

Survey Plat for Bruner Land Company, Inc.



- = 5/8" I.P. Fd. Uncapped (Unless Noted)
- ⊙ = 1" Iron Pipe Found
- ⊠ = Fence Post Found
- ⊙ = 5/8" Iron Pin Found "Daniels 5410"
- = 5/8" x 30" I.P. Set "Biedenbach Surveying, LLC. PS 7881"
- = Stone Found

LINE	BEARING	DISTANCE
L1	N 62°04'56" E	64.91'
L2	N 65°27'51" E	69.49'
L3	N 69°42'36" E	62.50'
L4	N 65°11'29" E	111.67'
L5	N 61°42'26" E	95.51'
L6	N 56°56'49" E	66.59'
L7	N 53°43'27" E	66.36'
L8	N 42°58'20" E	95.09'
L9	N 35°01'43" E	166.51'
L10	N 43°24'31" E	108.19'
L11	N 58°37'56" E	71.16'
L12	N 72°32'12" E	48.92'
L13	N 77°19'03" E	95.94'
L14	N 79°51'07" E	97.10'
L15	N 86°42'14" E	102.15'
L16	S 82°16'27" E	65.46'
L17	S 71°04'58" E	20.53'
L18	N 62°26'02" E	116.72'
L19	N 87°24'13" E	48.36'
L20	N 76°58'20" E	42.72'
L21	N 68°00'06" E	70.74'
L22	S 63°33'06" W	220.61'
L23	S 84°38'23" E	32.50'
L24	S 84°16'51" E	75.76'
L25	N 89°38'40" E	15.44'
L26	S 08°57'12" E	20.00'
L27	S 04°54'32" E	229.07'
L28	N 89°06'35" E	112.78'
L29	S 14°49'46" E	59.46'
L30	S 27°54'22" E	77.75'
L31	S 44°29'07" E	63.61'
L32	S 54°55'11" E	128.05'
L33	S 50°47'20" E	45.30'
L34	S 38°17'39" E	66.13'
L35	S 34°00'49" E	64.20'
L36	S 22°56'08" E	37.56'
L37	S 13°03'55" E	47.51'
L38	S 01°31'36" E	48.61'
L39	S 11°10'41" W	122.47'
L40	S 12°36'13" W	92.99'
L41	S 07°40'27" W	87.04'
L42	S 05°09'16" W	76.60'
L43	S 05°29'22" W	53.53'
L44	S 06°47'10" W	90.38'
L45	S 06°56'49" W	78.95'
L46	S 03°27'36" W	78.08'
L47	S 00°03'30" E	107.25'

60.292 Acres Total

Current:
Bruner Land
Company, Inc.
60.27 Acres Deed
Book 2698, Pg. 246

Prior:
Susan and
Charles Miller
Parcel One
60.27 Acres Deed
Book 1128, Pg. 916

Steven C. Kelley
Julie B. Kelley
Residue of
Parcel Two
31.32 Acres
Book 2647, Pg. 678

Steven C. Kelley
Julie B. Kelley
Residue of
Parcel Two
31.32 Acres
Book 2647, Pg. 678

Parcel No. 2
20.036 Acres

New Split From:
Bruner Land
Company, Inc.
60.292 Acres Deed
Book 2698, Pg. 246
Part of Parcel No.
47-94-26-21-000

Parcel No. 3
20.171 Acres

New Split From:
Bruner Land
Company, Inc.
60.292 Acres Deed
Book 2698, Pg. 246

SITUATED IN THE STATE OF OHIO, COUNTY OF MUSKINGUM, TOWNSHIP OF NEWTON, BEING PART IN THE NORTHEAST QUARTER OF SECTION 26 AND PART IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, RANGE 14 WEST, TOWNSHIP 15 NORTH OF THE "UNITED STATES MILITARY DISTRICT".

PERTINENT DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G.S. QUAD. MAPS "CROOKSVILLE"
- (4) SURVEY PLATS BY RICHARD DANIELS
- (5) SURVEY PLAT BY JOHN EVERS
- (6) SURVEY PLAT BY RANDALL EMLER
- (7) SURVEY PLAT BY BIEDENBACH SURVEYING LLC.

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 SURVEY.

DATE: 3/10/17
GREGORY A. BIEDENBACH
REG. SURVEYOR 7881
BIEDENBACH SURVEYING, LLC.
114 ADAMS AVENUE
WOODFIELD, OHIO 43783
1.740.472.1262 OFFICE
1.740.472.5298 FAX

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



DESCRIPTION
APPROVED
By: [Signature]

Survey File No.: GB-2683F3

THE BEARINGS ON THIS PLAT ARE FOR ANGLE CALCULATIONS ONLY AND ARE BASED ON AN ASSUMED BEARING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 26 USED AS NORTH 88°08'10" WEST.

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.

George J. Dozer
73.44 Acres
Book 1158, Pg. 863

George J. Dozer
73.44 Acres
Book 1158, Pg. 863

Derek J. and
Jodi L. Dozer
8.12 Acres
BOOK 2083, Pg. 519

Susan and
Charles Miller
Parcel Two
37.38 Acres
BOOK 1128, Pg. 916

Steven C. Kelley
Julie B. Kelley
Residue of
Parcel Three
59.13 Acres
Book 2647, Pg. 678

Steven C. Kelley
Julie B. Kelley
Residue of
Parcel Three
59.13 Acres
Book 2647, Pg. 678

Robert G. Good
Second Part of
Parcel One
2 Acres
Book 2016,
Pg. 251

Robert G. Good
First Part of
Parcel One
Residue of Original
84 1/2 Acres Deed
Book 2016, Pg. 251

Carolyn C. Walker
20.01 Acres
Book 2089, Pg. 872