

Description of Parcel No. 2 (Revised 20.174 Acres)

Being a new split from a 60.292 acres tract as conveyed to Bruner Land Company, Inc. by Book 2720, Page 234 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 northeast quarter of Section 26 and part in the northwest quarter of Section 25, Range 14 West, Township 15 North, of the "United States Military District" and being further bounded and described as follows:

Commencing for reference 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, with the south line of the northeast quarter of Section 26, South 88°08'10" East a distance of 1,323.00 feet to a 5/8" iron pin set;

thence, leaving the quarter section line, North 01°26'42" West a distance of 652.04 feet to a 5/8" iron pin set, being the **TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning, North 01°26'42" West a distance of 424.03 feet to a point in the old centerline of County Road No. 32 (Baughman Run Road), passing through two 5/8" iron pins set at distances of plus 294.03 feet and plus 394.03 feet, respectively;

thence, with the old centerline of County Road No. 32, North 58°00'51" East a distance of 548.66 feet to a point in the centerline intersection with the present centerline of County Road No. 32;

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

1. North 63°33'06" East a distance of 220.61 feet to a point;
2. thence North 68°00'06" East a distance of 70.74 feet to a point;
3. thence North 76°58'20" East a distance of 42.72 feet to a point;
4. thence North 87°24'13" East a distance of 48.36 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), the following three courses:

1. South 84°38'23" East a distance of 32.50 feet to a point;
2. thence South 84°16'51" East a distance of 75.76 feet to a point;
3. thence North 89°38'40" East a distance of 15.44 feet to a point at the northwest corner of a 0.61 acre tract as conveyed to John and Sarah Shepherd by Book 1103, Page 382 of the Muskingum County Recorder's Office;

thence, leaving the old centerline with the west line of said Shepherd tract, the following two courses:

1. South 08°57'12" East a distance of 20.00 feet to a 5/8" iron pin found uncapped;
2. thence South 04°54'32" East a distance of 229.07 feet to a 1" iron pipe found at the southwest corner of said Shepherd tract;

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thence, with the south line of said Shepherd tract, North 89°06'35" East a distance of 112.78 feet to a point in the centerline of County Road No. 86 (Swackhammer Road), passing through a 5/8" iron pin found uncapped at a distance of plus 95.78 feet;

thence, with the centerline of County Road No. 86, the following 11 courses:

1. South 14°49'46" East a distance of 59.46 feet to a point;
2. thence South 27°54'22" East a distance of 77.75 feet to a point;
3. thence South 44°29'07" East a distance of 63.61 feet to a point;
4. thence South 54°55'11" East a distance of 128.05 feet to a point;
5. thence South 50°47'20" East a distance of 45.30 feet to a point;
6. thence South 38°17'39" East a distance of 66.13 feet to a point in the east line of the northeast quarter of Section 26;
7. thence South 34°00'49" East a distance of 64.20 feet to a point;
8. thence South 22°56'08" East a distance of 37.56 feet to a point;
9. thence South 13°03'55" East a distance of 47.51 feet to a point;
10. thence South 01°31'36" East a distance of 48.61 feet to a point;
11. thence South 11°10'41" West a distance of 122.47 feet to a point;

thence, leaving the road, North 88°35'07" West a distance of 1,382.70 feet to the Point of Beginning, passing through four 5/8" iron pins set at distances of plus 45.65 feet, plus 145.65 feet, plus 1,182.70 feet, and plus 1,282.70 feet, respectively;

Containing 20.174 acres, more or less, of which:

- 9.261 acres are in Section 26, being part of Parcel No. 47-94-26-21-004 and
- 10.913 acres are in Section 25 and 26, 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 north line of the above-described property and the centerline of County Road No. 32. Containing 1.193 acres, more or less, of easement.

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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. 86. Said easement runs in a north-south direction across the east end of the above-described property with the east line of said easement being the centerline of said County Road No. 86. Containing 0.873 acre, 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°08'10" West.

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

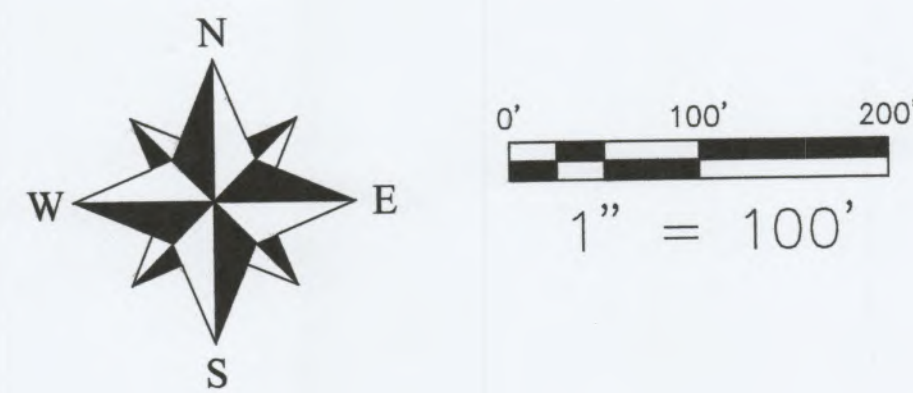
The above description was prepared by Gregory A. Biedenbach Registered Surveyor No. 7881, based on an actual field survey of June 19, 2017; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Book 2720, Page 234.

Surveyor: *Gregory A. Biedenbach*
Date: *June 19, 2017*
Survey File: GB-2683F4



DESCRIPTION
APPROVED
By: *[Signature]*



- = 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

Survey Plat for Bruner Land Company, Inc.

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 58°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	N 63°33'06"	E 220.61'
L23	N 84°38'23"	E 32.50'
L24	N 84°16'51"	E 75.76'
L25	N 89°38'40"	E 15.44'
L26	N 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"	E 122.47'
L40	S 12°36'13"	E 92.99'
L41	S 07°40'27"	E 87.04'
L42	S 05°09'16"	E 76.60'
L43	S 05°29'22"	E 53.53'
L44	S 06°47'10"	E 90.38'
L45	S 06°56'49"	E 78.95'
L46	S 03°27'36"	E 78.08'
L47	S 00°03'30"	E 107.25'

60.292 Acres Total

Current:
Bruner Land
Company, Inc.
60.292 Acres Deed
Book 2720, Pg. 234

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

Bruner Land
Company, Inc.
20.085 Deed
Book 2720, Pg. 234

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

Parcel No. 2
20.174 Acres

New Split From:
Bruner Land
Company, Inc.
Book 2720, Pg. 234

Parcel No. 3
20.033 Acres

New Split From:
Bruner Land
Company, Inc.
Book 2720, Pg. 234

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.

Gregory A. Biedenbach 6/19/17
DATE: 6/19/17

GREGORY A. BIEDENBACH
REG. SURVEYOR 7881
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.



DESCRIPTION
APPROVED
By: *[Signature]*

Survey File No.: GB-2683F4

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 One
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

New Split From:
Bruner Land
Company, Inc.
Book 2720, Pg. 234

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