

Description of Parcel No. 2
(20.036 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 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:

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, being the **TRUE POINT OF BEGINNING** for this description;

thence, from said Point of Beginning, North 01°26'42" West a distance of 1,076.07 feet to a point in the old centerline of County Road No. 32 (Baughman Run Road), passing through three 5/8" iron pins set at distances of plus 100.00 feet, plus 946.07 feet, and plus 1,046.07 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, North 63°33'06" East a distance of 145.00 feet to a point;

thence, leaving the present centerline of County Road No. 32, South 07°08'58" East a distance of 1,466.77 feet to a 5/8" iron pin set in the south line of the northeast quarter of Section 26, passing through four 5/8" iron pins set at distances of plus 30.00 feet, plus 130.00 feet, plus 1,056.77 feet, and plus 1,366.77 feet, respectively;

thence, with said quarter-section line, North 88°08'10" West a distance of 751.00 feet to the Point of Beginning, passing through a 5/8" iron pin set at a distance of plus 181.00 feet;

Containing 20.036 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 north line of the above-described property. Containing 0.796 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".

47-94-26-21-004 A

Page 2 of 2

Description of Parcel No. 2 (20.036 Acres)

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 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]*



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



0' 100' 200'
1" = 100'

- = 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 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.

OFFICE COPY
RECORDED
DATE: 3/10/17

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-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



0' 100' 200'
1" = 100'

- = 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 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	N 63°33'06" E	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.
60.292 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

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

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.

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.

OFFICE COPY
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