

DESCRIPTION OF 6.313 ACRES

Situated in the State of Ohio, County of Muskingum, Township of Newton, being in the southeast quarter of Section 35, 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 the calculated northeast corner of the southeast quarter of Section 35 (Note: Reference bearing on the east line of the southeast quarter of Section 35 used as South 00°14'45" East.);

Thence, with the east line of Section 35, South 00°14'45" East a deed call distance of 919.38 feet to a marked stone found at the southeast corner of an original 55.83 acres tract as conveyed to Ellen M. Milner by Official Records Volume 1571, Page 732 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 east line of Section 35 and the west line of a 52.67 acres tract as conveyed to A. Koons by Official Records Volume 1006, Page 152 of the Muskingum County Recorder's Office, South 00°14'45" East a distance of 874.71 feet to a point in the centerline of County Road No. 86 (Swankhammer Road), passing through a 5/8" iron pin found capped "Biedenbach PS-5718, PS-6923" at a distance of plus 844.71 feet;

Thence, running near the centerline of County Road No. 86 with the north line of a 0.86 acre tract as conveyed to Dusty M. Byers by Official Records Volume 1657, Page 121 of the Muskingum County Recorder's Office, the following two courses:

- (1) South 89°28'46" West a distance of 214.91 feet to a point;
- (2) Thence South 62°17'56" West a distance of 89.05 feet to a point;

Thence, leaving the road, North 02°23'55" West a distance of 919.15 feet to an iron pin set in the south line of the aforementioned Ellen M. Milner property, passing through three iron pins set at distances of plus 30.00 feet, plus 130.00 feet, and plus 528.50 feet, respectively, and passing through a marked stone found at a distance of plus 904.44 feet;

Thence, with the south line of said Milner property, South 89°56'53" East a distance of 328.46 feet to The Point of Beginning;

Containing 6.313 acres, more or less, being a new split out of Parcel No. 46-47-94-35-18-000.

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. 86.

Subject to the right-of-way of Township Road No. 262, if applicable.

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

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 an east-west direction across the southeast end of the above-described property with the south line of said easement being the centerline of County Road No. 86. Containing 0.349 acre, more or less, of easement.

All iron pins set are 5/8" x 30" rebar capped and labeled "Claus 6456".

The bearings in this description are for angle calculations only and are based on the east line of the southeast quarter of Section 35 used as South 00°14'45" East.

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

The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of April 27, 2004; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 1853, Page 838

Surveyor: Roger W. Claus
Date: 07-19-04



DESCRIPTION APPROVED
FOR AUDITOR'S TRANSFER
BY [Signature]
7-23-2004



0' 100' 200'
SCALE 1" = 100'

Line	Bearing	Distance
1	S 2°23'55"E	14.71'
2	S 2°23'55"E	100.00'
3	S 2°23'55"E	30.00'
4	N 89°37'14"W	158.88'
5	N 89°37'14"W	30.00'
6	N 89°37'14"W	170.00'
7	N 89°37'14"W	30.00'
8	N 27°18'08"W	27.82'
9	N 27°18'08"W	38.42'
10	N 9°27'29"E	82.42'
11	N 18°34'11"E	169.41'
12	N 17°17'00"E	102.20'
13	N 9°47'00"E	118.89'
14	S 89°56'53"E	25.00'
15	S 5°53'15"W	165.89'
16	S 5°53'15"W	100.00'
17	S 6°41'12"W	100.00'
18	S 6°41'12"W	30.00'
19	S 1°42'55"W	100.00'
20	S 1°42'55"W	30.00'
21	S 89°34'36"E	16.89'
22	N 87°03'10"E	16.74'
23	N 21°44'07"E	56.96'
24	S 89°37'14"E	50.00'
25	S 0°14'45"E	30.00'
26	S 62°17'56"W	89.05'

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 35 USED AS SOUTH 0°14'45" EAST.

ELLEN M. MILNER
54.83 ACRES RESIDUE
OF ORIGINAL 55.83 ACRES
O.R. VOL. 1571, PG. 732

N.E. CORNER OF
S.E. 1/4 OF SECTION 35
CALCULATED
CORNER ONLY

35 36
35 36

J. AND V. DURST
O.R. VOL. 1140,
PG. 571
131.16 ACRES
PARCEL NO.
46-47-94-36-12-000

A. KOONS
O.R. VOL. 1006,
PG. 152
52.67 ACRES
PARCEL NO.
46-47-94-36-11-001

M. SAMSON AND
C. ROBINSON
O.R. VOL. 1155,
PG. 158
52.67 ACRES
PARCEL NO.
46-47-94-36-11-000

J. AND C. DANNER
O.R. VOL. 1118,
PG. 335
57.00 ACRES
PARCEL NO.
46-47-94-36-10-000

CLAUS SURVEYING
ROGER W. CLAUS, P.S.
(740) 567-3168
Fax (740) 567-3106
33310 TH. 2065
Lewisville, Ohio 43754
Email: rogerclaus@hotmail.com

