

DESCRIPTION OF PARCEL NO. 1

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;

Thence, with the south line of said Milner property, North 89°56'53" West a distance of 328.46 feet to an iron pin set at the northwest corner of an original 7 acres tract as conveyed to John Edward Simmons and Jennie Simmons by Tract Two of Official Records Volume 1502, Page 896 of the Muskingum County Recorder's Office, being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and running with the west line of said Simmons property, South 02°23'55" East a distance of 919.15 feet to a point in or near the centerline of County Road No. 86 (Swankhammer Road), passing through a marked stone found at a distance of plus 14.71 feet and passing through three iron pins set at distances of plus 390.65 feet, plus 789.15 feet, and plus 889.15 feet, respectively;

Thence, with the centerline of County Road No. 86, South 62°17'56" West a distance of 158.88 feet to a point in the north line of an original 25 acres tract as conveyed to Norman W. and Jennifer S. Sagle by the Second Parcel of Official Records Volume 1139, Page 197 of the Muskingum County Recorder's Office;

Thence, with the north line of said Sagle property, North 89°37'14" West a distance of 200.00 feet to an iron pin set, passing through an iron pin set at a distance of plus 30.00 feet;

Thence, leaving the Sagle property line, North 05°53'15" East a distance of 996.31 feet to an iron pin set in the south line of the aforementioned Ellen M. Milner property, passing through two iron pins set at distances of plus 100.00 feet and plus 830.42 feet, respectively;

Thence, with the south line of said Milner property, South 89°56'53" East a distance of 200.00 feet to The Point of Beginning;

Containing 6.070 acres, more or less, being a new split out of Parcel No. 46-47-94-35-17-000.

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 0.185 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 _____, Page _____

Surveyor: _____

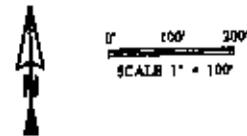
Date: _____

**OFFICE COPY
NOT RECORDABLE**



DESCRIPTION APPROVED
FOR AUDIT & TRANSFER
BY _____

5-3-2007



Point	Bearing	Distance
1	N 89° 15' 00" E	100.00
2	S 89° 15' 00" E	100.00
3	S 89° 15' 00" E	100.00
4	S 89° 15' 00" E	100.00
5	S 89° 15' 00" E	100.00
6	S 89° 15' 00" E	100.00
7	S 89° 15' 00" E	100.00
8	S 89° 15' 00" E	100.00
9	S 89° 15' 00" E	100.00
10	S 89° 15' 00" E	100.00
11	S 89° 15' 00" E	100.00
12	S 89° 15' 00" E	100.00
13	S 89° 15' 00" E	100.00
14	S 89° 15' 00" E	100.00
15	S 89° 15' 00" E	100.00
16	S 89° 15' 00" E	100.00
17	S 89° 15' 00" E	100.00
18	S 89° 15' 00" E	100.00
19	S 89° 15' 00" E	100.00
20	S 89° 15' 00" E	100.00
21	S 89° 15' 00" E	100.00
22	S 89° 15' 00" E	100.00
23	S 89° 15' 00" E	100.00
24	S 89° 15' 00" E	100.00
25	S 89° 15' 00" E	100.00
26	S 89° 15' 00" E	100.00
27	S 89° 15' 00" E	100.00
28	S 89° 15' 00" E	100.00
29	S 89° 15' 00" E	100.00
30	S 89° 15' 00" E	100.00
31	S 89° 15' 00" E	100.00
32	S 89° 15' 00" E	100.00
33	S 89° 15' 00" E	100.00
34	S 89° 15' 00" E	100.00
35	S 89° 15' 00" E	100.00
36	S 89° 15' 00" E	100.00
37	S 89° 15' 00" E	100.00
38	S 89° 15' 00" E	100.00
39	S 89° 15' 00" E	100.00
40	S 89° 15' 00" E	100.00
41	S 89° 15' 00" E	100.00
42	S 89° 15' 00" E	100.00
43	S 89° 15' 00" E	100.00
44	S 89° 15' 00" E	100.00
45	S 89° 15' 00" E	100.00
46	S 89° 15' 00" E	100.00
47	S 89° 15' 00" E	100.00
48	S 89° 15' 00" E	100.00
49	S 89° 15' 00" E	100.00
50	S 89° 15' 00" E	100.00
51	S 89° 15' 00" E	100.00
52	S 89° 15' 00" E	100.00
53	S 89° 15' 00" E	100.00
54	S 89° 15' 00" E	100.00
55	S 89° 15' 00" E	100.00
56	S 89° 15' 00" E	100.00
57	S 89° 15' 00" E	100.00
58	S 89° 15' 00" E	100.00
59	S 89° 15' 00" E	100.00
60	S 89° 15' 00" E	100.00
61	S 89° 15' 00" E	100.00
62	S 89° 15' 00" E	100.00
63	S 89° 15' 00" E	100.00
64	S 89° 15' 00" E	100.00
65	S 89° 15' 00" E	100.00
66	S 89° 15' 00" E	100.00
67	S 89° 15' 00" E	100.00
68	S 89° 15' 00" E	100.00
69	S 89° 15' 00" E	100.00
70	S 89° 15' 00" E	100.00
71	S 89° 15' 00" E	100.00
72	S 89° 15' 00" E	100.00
73	S 89° 15' 00" E	100.00
74	S 89° 15' 00" E	100.00
75	S 89° 15' 00" E	100.00
76	S 89° 15' 00" E	100.00
77	S 89° 15' 00" E	100.00
78	S 89° 15' 00" E	100.00
79	S 89° 15' 00" E	100.00
80	S 89° 15' 00" E	100.00
81	S 89° 15' 00" E	100.00
82	S 89° 15' 00" E	100.00
83	S 89° 15' 00" E	100.00
84	S 89° 15' 00" E	100.00
85	S 89° 15' 00" E	100.00
86	S 89° 15' 00" E	100.00
87	S 89° 15' 00" E	100.00
88	S 89° 15' 00" E	100.00
89	S 89° 15' 00" E	100.00
90	S 89° 15' 00" E	100.00
91	S 89° 15' 00" E	100.00
92	S 89° 15' 00" E	100.00
93	S 89° 15' 00" E	100.00
94	S 89° 15' 00" E	100.00
95	S 89° 15' 00" E	100.00
96	S 89° 15' 00" E	100.00
97	S 89° 15' 00" E	100.00
98	S 89° 15' 00" E	100.00
99	S 89° 15' 00" E	100.00
100	S 89° 15' 00" E	100.00

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 89° 15' 00" EAST.

WELSH H. MEYER
54.83 ACRES REMOVED
OF ORIGINAL 55.83 ACRES
O.R. VOL. 1371, PG. 721

SURVEY PLAT FOR BRUNER LAND CO., INC.

SITUATED IN THE STATE OF OHIO, COUNTY OF WASHINGTON, TOWNSHIP OF NEWTON, BEING IN THE SOUTHEAST QUARTER OF SECTION 35, RANGE 14 WEST, TOWNSHIP 15 NORTH OF THE CONGRESS LANDS EAST OF THE SQUIBBI RIVER.

PREVIOUS DOCUMENTS

- (1) ALL DEEDS AS SHOWN
- (2) COUNTY TAX MAPS
- (3) U.S.G.S. QUAD MAP "CROCKSVILLE"
- (4) TWO SURVEY PLATS BY KEVIN CARRON
- (5) THREE SURVEY PLATS BY G. L. DANIELS
- (6) SURVEY PLAT BY JOHN B. MARSHALL
- (7) TWO SURVEY PLATS BY STEVEN B. WALTON

SUBJECT TO ALL LEGAL RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AND ZONING REGULATIONS OF RECORD. SUBJECT TO 100 YEAR FLOOD PLAIN RESTRICTIONS, IF ANY, LOCABLE. SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

- 1" IRON PIPE FOUND UNCAPPED
- 5/8" X 3/8" IRON PIN SET CAPPED "CLAUS 6456"
- 5/8" IRON PIN FOUND UNCAPPED
- 5/8" IRON PIN FOUND CAPPED "BREIDENBACH PG-4718, PG-4923"
- 5/8" IRON PIN FOUND CAPPED "CLS 7234"
- IRON PIN FOUND CAPPED "
- CONCRETE MONUMENT FOUND
- MARKED STONE FOUND
- UNMARKED STONE FOUND
- SURVEY ANGLE POINT
- RAILROAD SPIKE SET
- RAILROAD SPIKE FOUND
- TREE WITH WIRE FOUND
- EXISTING PROPERTY LINES
- FENCE EVIDENCE FOUND
- LINES OF THIS SURVEY

SURVEYORS CERTIFICATION:

WE HEREBY CERTIFY THAT WE HAVE PERSONALLY AND INDIVIDUALLY EXAMINED THE ORIGINAL FIELD SURVEY OF THIS PLAT.

**OFFICE COPY
NOT RESPONSIBLE**

DATE: 04-28-04

INITIALS: _____

SCALE 1 : 3606.56



DESCRIPTION APPROVED FOR AUDIT OF TRANSFER

BY: *[Signature]*
5-3-2004

TOTAL PARCEL = 28.711 ACRES
NEW SURVEY FOR BRUNER LAND CO., INC.
O.R. VOL. 1392, PG. 41

PRIOR OWNERS:
JOHN EDWARD EDWARDS
JENNIS EDWARDS
O.R. VOL. 1392, PG. 394
PARCEL NO. 44-47-44-15-17-000

HORSMAN W. AND JENNIFER B. SAGLE
28.97 ACRES REMOVED PART
OF ORIGINAL 29 ACRES
SECOND PARCEL OF
O.R. VOL. 1246, PG. 197

HORSMAN W. AND
JENNIFER B. SAGLE

