

53-70-31-10-002

DEED DESCRIPTION

43.294 ACRES

**BRUNER LAND COMPANY, INC.** PROPERTY {part}

AUDITOR'S PARCEL # 53-70-31-10-002 {part}

BEING A PART OF A CERTAIN 63.304 ACRES TRACT IN THE SOUTHWEST QUARTER OF SECTION #31, TOWNSHIP 13 NORTH, RANGE 11 WEST, RICH HILL TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF THE PROPERTY OF **BRUNER LAND COMPANY, INC.** OF OFFICIAL RECORD BOOK 2578, PAGE 745 OF THE MUSKINGUM COUNTY RECORDER] AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING, FOR REFERENCE,** AT AN EXISTING CORNER STONE MARKING THE SOUTHWEST CORNER OF SECTION #31 [ALSO BEING A COMMON CORNER WITH SECTION #6 OF MEIGS TOWNSHIP, SECTION #1 OF BLUE ROCK TOWNSHIP AND SECTION #36 OF SALT CREEK TOWNSHIP];

THENCE N 2° 25' 25" E 381.93 FEET, IN THE WEST LINE OF SECTION #31, TO AN IRON PIN SET AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS, SUBJECT, "43.294 ACRES PARCEL" TO BE DESCRIBED;

[ THE FOLLOWING "43.294 ACRES PARCEL" TO BE DESCRIBED IS BOUNDED ON THE **NORTH and SOUTH** BY THE AFORESAID "**BRUNER LAND COMPANY, INC.**" PROPERTY, BOUNDED ON THE **EAST** BY THE CENTER-LINE OF **FENTON ROAD** {A.K.A. **TOWNSHIP ROAD #233**} AND BY THE PROPERTY OF **ELEANOR V. McINTIRE and DARCI A. YOUNG** OF OFFICIAL RECORD BOOK 2270, PAGE 174 AND/IS BOUNDED ON THE **WEST** BY THE PROPERTY OF **CHARLES L. WILKINS** OF OFFICIAL RECORD BOOK 2857, PAGE 187, ALL OF THE MUSKINGUM COUNTY RECORDER ]

THENCE, FROM "THE PRINCIPAL PLACE OF BEGINNING", N 2° 25' 25" E 690.12 FEET, IN THE WEST LINE OF SECTION #31 AND IN THE EAST BOUNDARY OF THE AFORESAID "**WILKINS**" PROPERTY, TO AN EXISTING IRON PIN [SET BY WAYNE A. KNISLEY, OHIO P.S. # 7231, ON FEBRUARY 2, 2015= 5/8 INCH STEEL ROD WITH PLASTIC ID. CAP MARKED "KNISLEY 7231"];

THENCE, **LEAVING** THE WEST LINE OF SECTION #31 AND THE AFORESAID "**WILKINS**" PROPERTY, N 83° 00' 48" E 1377.52 FEET TO AN EXISTING IRON PIN [SET BY WAYNE A. KNISLEY, OHIO P.S. # 7231, ON FEBRUARY 2, 2015= 5/8 INCH STEEL ROD WITH PLASTIC ID. CAP MARKED "KNISLEY 7231"], **PASSING** EXISTING IRON PINS [SET BY WAYNE A. KNISLEY, OHIO P.S. # 7231, ON FEBRUARY 2, 2015= 5/8 INCH STEEL ROD WITH PLASTIC ID. CAP MARKED "KNISLEY 7231"] AT 277.40 FEET AND 595.52 FEET;

THENCE S 65° 06' 00" E 1255.00 FEET TO A POINT IN THE CENTER-LINE OF "**FENTON ROAD**" [A.K.A **TOWNSHIP ROAD # 233** ] AND IN THE WESTERLY BOUNDARY OF THE AFORESAID "**ELEANOR V. McINTIRE and DARCI A. YOUNG**" PROPERTY, **PASSING** EXISTING IRON PINS [SET BY WAYNE A. KNISLEY, OHIO P.S. # 7231, ON FEBRUARY 2, 2015= 5/8 INCH STEEL ROD WITH PLASTIC ID. CAP MARKED "KNISLEY 7231"] AT 717.00 FEET, 1124.85 FEET AND 1224.85 FEET [THE WEST RIGHT OF WAY LINE OF, 60 FEET WIDE, "**FENTON ROAD**"];

THENCE S 19° 07' 18" W 489.82 FEET, IN THE CENTER-LINE OF "**FENTON ROAD**" AND IN THE WESTERLY BOUNDARY OF SAID "**ELEANOR V. McINTIRE and DARCI A. YOUNG**" PROPERTY, TO A POINT;

THENCE, **LEAVING** "**FENTON ROAD**" AND SAID "**ELEANOR V. McINTIRE and DARCI A. YOUNG**" PROPERTY, N 86° 46' 00" W 2378.15 FEET TO AN "IRON PIN SET" AND THE "**PRINCIPAL PLACE OF BEGINNING**" OF THIS, SUBJECT, "43.294 ACRES PARCEL",