

BEING A SPLIT 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 THE PROPERTY OF BRUNER LAND COMPANY INC. OF OFFICIAL RECORD BOOK 2578, PAGE 745 OF THE MUSKINGUM COUNTY RECORDER. SAID "63.304 ACRES" TRACT PRESENTLY BEING SHOWN AS AUDITOR'S PARCEL # 53-70-31-10-002.

**All bearings shown hereon are based on the west line of Section #31 as being N 2° 25' 25" E. All bearings shown are to an assumed meridian and are used to denote angles only.**

**GINGRICH-MILLER**

**JOB # B201504P2**

**PERTINENT DOCUMENTS and SOURCES OF DATA USED:**

- 1- Deed references as shown.
- 2- Rich Hill Township tax maps.
- 3- U.S.G.S. Maps.
- 4- Various survey records found in the office of the Muskingum County Engineer, Zanesville, Ohio.

**SUBJECT PROPERTIES ARE  
NOT IN A FLOOD HAZARD AREA.**  
*For more particular information  
concerning flood elevation in this  
area see Flood Map # 39119C0460G,  
effective date July 6, 2010.*

Charles L. Wilkins, O.R. 2857, Page 187 ( 113.295 Acres )

Bruner Land Company Inc.  
O.R. 2578, Page 745  
( 86.001 Acres )

Bruner Land Company Inc.  
O.R. 2578, Page 745  
( 86.001 Acres )  
\$ 6500

43.294 Acres

Bruner Land Company Inc. (part)  
O.R. 2578, Page 745  
63.304 Acres (part)  
Auditor's Parcel # 53-70-31-10-002 (part)

S 86°46'00" E 2378.15' = Total  
1650.20'

**20.010 Acres {split}**  
 Bruner Land Company Inc. (part)  
 O.R. 2578, Page 745  
 63.304 Acres (part)  
 Auditor's Parcel # 53-70-31-10-002 (part)

N 87°04'04" W 2232.66' = Total

Thomas F. Fenton, Jr. and Pamela J. Fenton  
O.R. 1956, Page 102 ( 154 Acres )

**Centerline of [60' wide]  
Fenton Road  
a.k.a. Twp. Rd. 233**

Eleanor V. McIntire and  
Darci A. Young, Trustees  
O.R. 2270, Page 174  
( 166.98 Acres )

Thomas F. Fenton, Jr. and Pamela J. Fenton  
O.R. 1956, Page 102 ( 154 Acres )

### LEGEND

- ☒ IRON PIN SET = 5/8" x 30" STEEL ROD WITH PLASTIC ID. CAP LABLED "KNISLEY 7231"
- ☒ IRON PIN PREVIOUSLY SET BY A & E ON FEBRUARY 2, 2015
- ☐ 5/8" IRON PIN WITH RED PLASTIC CAP STAMPED "EASTHAM & ASSOCIATES"
- ☒ EXISTING CORNER STONE WITH " X "
- ☒ POINT (nothing set, unmarked point)

NOTES:

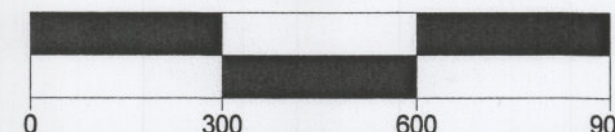
- NOTES:
- 1- This plat is a derivative of a field survey performed by or under the direct supervision of Wayne A. Knisley, Ohio P.S. # 7231, as of the date shown.
  - 2- This property is subject to all legal highways, all restrictions and easements of record and was performed without the benefit of a certified title search.
  - 3- All distances are measured unless otherwise shown.

### DESCRIPTION

APPROVED

By: Ma (hrz)019

**Graphic Scale**  
**1" Inch = 300' Feet**



**A & E**  
**3284 Township Road 121 NW**  
**Somerset, Ohio 43783**  
**Ph: (740) 743-2201**  
**Cell: (740) 605-0002**

**OFFICE COPY**  
*Wayne A. Knisley*  
**Wayne A. Knisley**  
**Ohio P.S. #7231**  
**Date: November 12, 2019**