

53-70-31-10-005

DEED DESCRIPTION
86.001 ACRES {split}
BRUNER LAND COMPANY, INC. PROPERTY {part}
AUDITOR'S PARCEL # 53-70-31-10-001 {part}

BEING A PART OF SECTION #31, TOWNSHIP 13 NORTH, RANGE 11 WEST, RICH HILL TOWNSHIP, MUSKINGUM COUNTY, OHIO [ALSO BEING A PART OF A 187.304 + - ACRES TRACT AND A PART OF THE PROPERTY OF **BRUNER LAND COMPANY, INC.** OF OFFICIAL RECORD BOOK 2573, PAGE 780 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 1072.05 FEET, IN THE WEST LINE OF SECTION #31, TO AN IRON PIN SET AND THE **PRINCIPAL PLACE OF BEGINNING** OF THIS, SUBJECT, "86.001 ACRES PARCEL" TO BE DESCRIBED;

[THE FOLLOWING "86.001 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 **STATE ROUTE 284** {A.K.A. **BIG MUSKIE DRIVE**}, BY THE CENTER-LINE OF **FENTON ROAD** {A.K.A. **TOWNSHIP ROAD #233**} AND BY THE **ELEANOR V. McINTIRE and DARCI A. YOUNG** PROPERTY OF OFFICIAL RECORD BOOK 2270, PAGE 174 AND IS BOUNDED ON THE **WEST** BY THE PROPERTY OF **SARAH D. WILKINS** OF OFFICIAL RECORD BOOK 2021, PAGE 659, ALL OF THE MUSKINGUM COUNTY RECORDER]

THENCE, FROM "**THE PRINCIPAL PLACE OF BEGINNING**", N 2° 25' 25" E 1557.51 FEET, IN THE WEST LINE OF SECTION #31 AND IN THE EAST BOUNDARY OF THE AFORESAID "**WILKINS**" PROPERTY, TO AN IRON PIN SET;

THENCE, **LEAVING** THE WEST LINE OF SECTION #31 AND SAID "**WILKINS**" PROPERTY, S 87° 38' 06" E 2315.83 FEET TO A POINT IN THE CENTER-LINE OF SURVEY { CENTER-LINE OF SURVEY STATION 78+08.50 } OF "**STATE ROUTE 284**" [A.K.A. BIG MUSKIE DRIVE] AND IN THE WESTERLY BOUNDARY OF THE AFORESAID "**ELEANOR V. McINTIRE and DARCI A. YOUNG**" PROPERTY, **PASSING** IRON PINS SET AT 258.28 FEET, 1791.16 FEET, 2185.16 FEET AND 2285.16 FEET [THE WEST RIGHT OF WAY LINE OF, VARYING RIGHT OF WAY, "**STATE ROUTE 284**"];

THENCE THE FOLLOWING THREE [3] COURSES ARE TO **POINTS** IN THE CENTER-LINE OF SURVEY OF "**STATE ROUTE 284**" AND ARE IN THE WESTERLY BOUNDARY OF SAID "**ELEANOR V. McINTIRE and DARCI A. YOUNG**" PROPERTY:

COURSE #1 = 548.00 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 17188.73 FEET AND WITH A CHORD OF WHICH BEARS S 9° 27' 45" E 547.97 FEET [CENTER-LINE OF SURVEY STATION 72+60.50];

COURSE #2 = S 10° 22' 49" E 658.75 FEET TO A POINT [CENTER-LINE OF SURVEY STATION 66+ 01.75];

COURSE #3 = 210.67 FEET ON A CURVE TO THE LEFT, WITH A RADIUS OF 716.20 FEET AND WITH A CHORD OF WHICH BEARS S 18° 48' 31" E 209.91 FEET TO A POINT [CENTER-LINE OF SURVEY STATION 63+91.08] AT THE INTERSECTION OF THE CENTERS OF "**STATE ROUTE 284**" AND "**FENTON ROAD** [A.K.A. "**TOWNSHIP ROAD # 233**"];

THENCE, **LEAVING** "**STATE ROUTE 284**", S 19° 07' 18" W 459.56 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 65° 06' 00" W 1255.00 FEET TO AN IRON PIN SET, PASSING IRON IRON PINS SET AT 30.15 FEET [THE WEST RIGHT OF WAY LINE OF, 60 FEET WIDE, "FENTON ROAD"], 130.15 FEET AND 538.00 FEET;

THENCE S 83° 00' 48" W 1377.52 FEET TO AN "IRON PIN SET" IN THE WEST LINE OF SECTION # 31 AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS, SUBJECT, "86.001 ACRES PARCEL", PASSING IRON PINS SET AT 782.00 FEET AND 1100.12 FEET.

THE PARCEL AS DESCRIBED CONTAINS **86.001 ACRES**, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL RESTRICTIONS AND ALL EASEMENTS OF RECORD.

THE ABOVE DESCRIBED "86.001 ACRE PARCEL" IS SUBJECT TO A, PROPOSED, 50.00 FEET WIDE, UTILITY EASEMENT AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE BOUNDARIES OF THE FOLLOWING, PROPOSED, "UTILITY EASEMENT" WILL BE **50.00 FEET RIGHT OF AND RADIAL TO** THE FOLLOWING FOUR { 4 } COURSES:

BEGINNING AT POINT IN THE CENTER-LINE OF SURVEY OF "STATE ROUTE # 284" MARKING THE NORTHEAST CORNER OF THE ABOVE DESCRIBED "86.001 ACRE PARCEL. SAID "BEGINNING POINT" IS AT CENTER-LINE OF SURVEY STATION 78+08.50. SEE RIGHT OF WAY PLAN MUS-284- 8.29 FOR "STATE ROUTE 284":

COURSE # 1 = 548.00 FEET ON A CURVE TO THE LEFT AND IN THE CENTER-LINE OF SURVEY OF "STATE ROUTE # 284", WITH A RADIUS OF 17,188.73 FEET AND WITH A CHORD OF WHICH BEARS S 9° 27' 45" E 547.97 FEET TO A POINT [CENTER-LINE OF SURVEY STATION 72+60.50];

COURSE # 2 = THENCE IN THE CENTER LINE OF SURVEY OF "STATE ROUTE # 284", S 10° 22' 49" E 658.75 FEET TO A POINT [CENTER-LINE OF SURVEY STATION 66+01.75];

COURSE # 3 = 210.67 FEET ON A CURVE TO THE LEFT AND IN THE CENTER-LINE OF SURVEY OF "STATE ROUTE # 284", WITH A RADIUS OF 716.20 FEET AND WITH A CHORD OF WHICH BEARS S 18° 48' 31" E 209.91 FEET TO A POINT [CENTER-LINE OF SURVEY STATION 63+91.08]

COURSE # 4 = THENCE, LEAVING "STATE ROUTE # 284", S 19° 07' 18" W 459.56 FEET, IN THE CENTER-LINE OF "FENTON ROAD" [A.K.A. TOWNSHIP ROAD # 233] TO A POINT AND **THE TERMINUS** OF THIS, PROPOSED, "UTILITY EASEMENT".

THE ABOVE DESCRIBED "86.001 ACRES PARCEL" IS BASED ON A FIELD SURVEY MADE BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO P.S. #7231, ON FEBRUARY 2, 2015. SEE THE PLAT ATTACHED.

THE BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE WEST LINE OF SECTION #31 AS BEING N 2° 25' 25" E ie. ALL BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH STEEL ROD WITH PLASTIC IDENTIFICATION CAPS MARKED KNISLEY 7231.

STATE ROUTE 284 HAS VARYING RIGHT OF WAY WIDTHS. THE RIGHT OF WAY WIDTH OF FENTON ROAD IS 60.00 FEET.

A & E
P. O. BOX 420
SOMERSET, OHIO 43783 A.
PH. (740) 743 - 2201 FAX: 743 - 2498 CELE: (740) 605-0002

OFFICE COPY
Wayne A. Kniseley
NOT REPRODUCIBLE

WAYNE A. KNISELEY
OHIO P. S. # 7234
DATE: FEBRUARY 2, 2015

DESCRIPTION
APPROVED
By: *AK* 2/2/2015