

**DESCRIPTION OF 30.096 ACRES**

Situated in the State of Ohio, County of Muskingum, Township of Salem, being in Lot No. 31, Range 6 West, Township 2 North of "The United States Military District", and being bounded and described as follows:

Commencing for Reference at a marked stone found at the northeast corner of Lot No. 31 (Note: Reference bearing on the north line of Lot No. 31 used as South 89°51'55" West.);

Thence, with the north line of Lot No. 31 and the south line of a 50.84 acres tract as conveyed to Raymond Lautzenheiser by Deed Volume 1088, Page 425 of the Muskingum County Recorder's Office, South 89°51'55" West a distance of 471.07 feet to an iron pin set, being **THE TRUE POINT OF BEGINNING** for this description;

Thence, from said Point of Beginning and leaving the Lot line, South 00°08'52" West a distance of 580.36 feet to an iron pin set;

Thence North 89°53'52" West a distance of 480.00 feet to an iron pin set, passing through an iron pin set at a distance of plus 240.00 feet;

Thence South 00°08'52" West a distance of 1,272.00 feet to a point in the south line of Lot No. 31 and being near the centerline of Township Road No. 179 (Mitchell Lane), passing through three iron pins set at distances of plus 612.00 feet, plus 1,142.00 feet, and plus 1,242.00 feet, respectively;

Thence, with the south line of Lot No. 31, North 89°53'52" West a distance of 558.23 feet to an iron pin set;

Thence, leaving the road, North 00°02'47" East a distance of 1,774.82 feet to an iron pin set in the southeast line of a 3.87 acres tract as conveyed to Raymond Lautzenheiser by Deed Volume 1088, Page 425 of the Muskingum County Recorder's Office, passing over the centerline of Township Road No. 179 at a distance of plus 6.92 feet and passing through three iron pins set at distances of plus 36.92 feet, plus 136.92 feet, and plus 740.00 feet, respectively;

Thence, with the southeast line of said Lautzenheiser property, North 42°23'01" East a distance of 99.37 feet to a 5/8" iron pin found capped "Biedenbach PS7928-PS6923" in the north line of Lot No. 31;

Thence, with the north line of Lot No. 31, North 89°51'55" East a distance of 974.59 feet to The Point of Beginning;

Containing 30.096 acres, more or less, being a new split out of Parcel No. 56-56-50-01-34-000.

Subject to all legal right-of-ways, easement, restrictions, reservations, and zoning regulations of record.

Subject to the right-of-way of Township Road No. 179.

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

Subject to all of the protective covenants in the attached Exhibit "A".

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 north line of Lot No. 31 used as South 89°51'55" West.

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

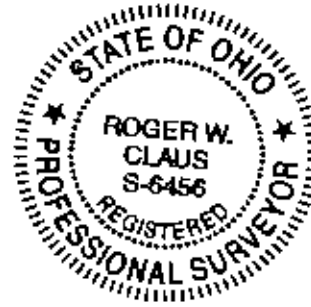
The above description prepared by Roger W. Claus, Registered Surveyor No. 6456, based on an actual field survey of July 10, 2002; said survey being subject to any facts that may be disclosed in a full and accurate title search.

Prior deed: Official Records Volume 1670, Page 706

Surveyor: \_\_\_\_\_

Date: \_\_\_\_\_

**OFFICE COPY  
NOT RECORDABLE**



DESCRIPTION APPROVED  
BY COUNTY ENGINEER  
\_\_\_\_\_  
10-23-2002

RAYMOND LATZINGER  
50.24 ACRES  
D.V. 1004, PG. 43

LOT 30

LOT 19

SURVEY PLAT  
FOR

BRUNER LAND CO., INC.

SITUATED IN THE STATE OF OHIO, COUNTY OF  
SUBSIDIUM, TOWNSHIP OF BALDWIN, RANGE  
LOT NO. 21, RANGE 8 WEST, TOWNSHIP 2 NORTH  
OF THE UNITED STATES MILITARY DISTRICT.

PARTNERSHIP DOCUMENTS

- (1) ALL DEEDS AS SHOWN.
- (2) COUNTY TAX MAPS.
- (3) U.S.G. QUAD MAP "OTSRBOO".
- (4) AEC'S AREA PHOTO.
- (5) SURVEY PLAT BY MICHAEL D. NICHOLS.
- (6) POLAR SURVEY PLATS BY STEVEN K. BOWMAN.
- (7) BIRTH SURVEY PLATS BY W. J. BIEDENBACH.
- (8) SURVEY PLAT BY LOREN CAMP.
- (9) SURVEY PLAT BY L. PETER DINAN.
- (10) THESE SURVEY PLATS BY RICHARD MAY GRAY.

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

SUBJECT TO THE RIGHT-OF-WAY OF TOWNSHIP ROAD NO. 179  
MATCHED LANE, BEING A 40.00 FEET WIDE EASEMENT FOR PUBLIC  
USE, 20.00 FEET ON EACH SIDE OF THE CENTERLINE OF SAID ROAD.  
SUBJECT TO THE RIGHT-OF-WAY OF TOWNSHIP ROAD NO. 621, BEING A  
40.00 FEET WIDE EASEMENT FOR PUBLIC USE, 20.00 FEET ON EACH SIDE  
OF THE CENTERLINE OF SAID ROAD.

NEW SURVEY FOR  
BRUNER LAND CO., INC.  
O.R. VOL. 165, PG. 106  
TRAIL OWNER:  
DONALD L. HOLSTON  
D.V. 104, PG. 23  
156.29 ACRES BY NICHOLS SURVEY

FROM CERTIFICATION:

I CERTIFY THAT THIS PLAT IS TRUE AND  
CORRECT TO THE BEST OF MY KNOWLEDGE AND  
FAITH, AND THAT IT WAS PREPARED FROM AN ACTUAL FIELD  
SURVEY OF THE LAND DESCRIBED HEREIN.

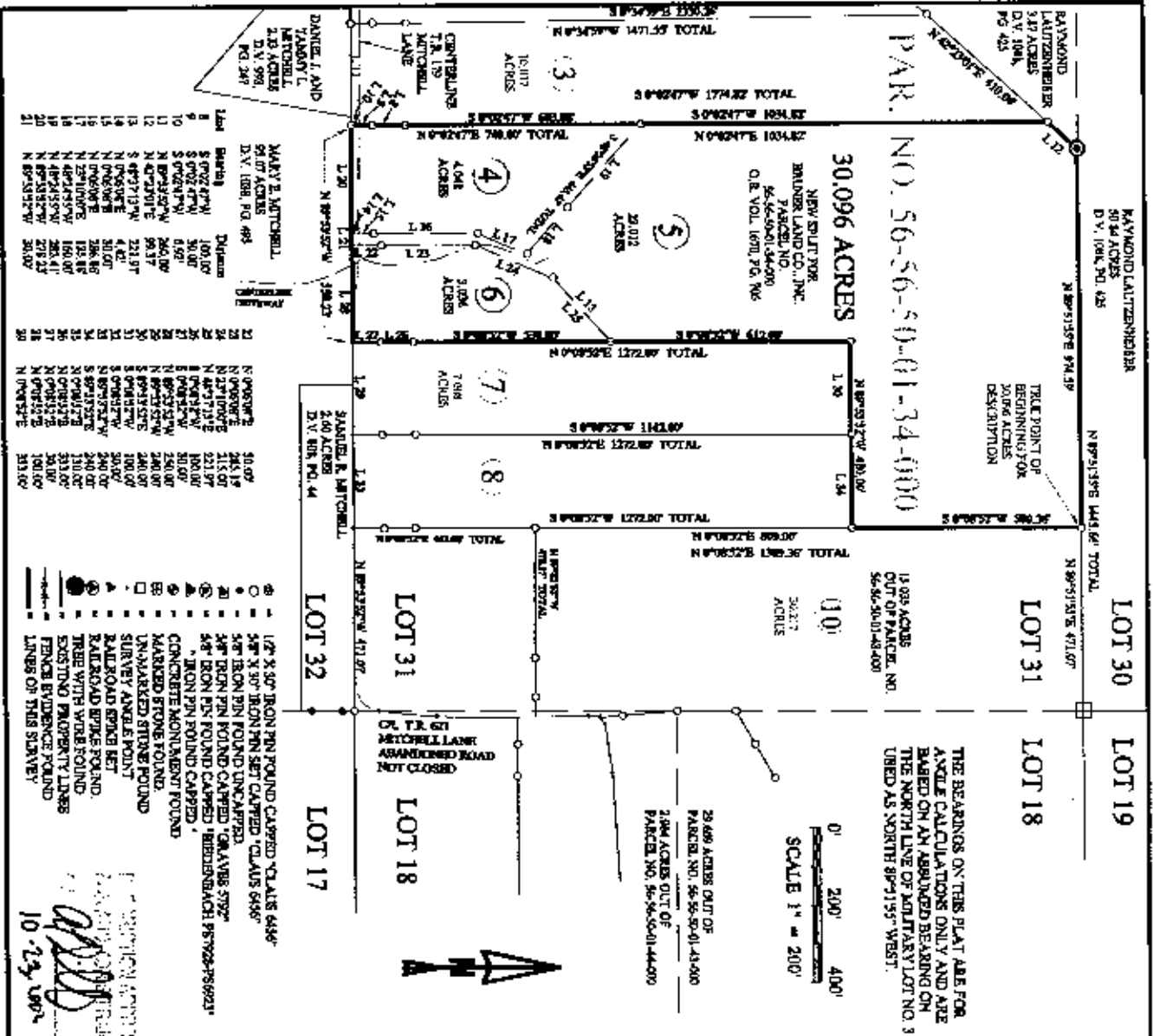
DATE: 10-16-02  
BY: [Signature]  
ROGER W. CLAUS  
REGISTERED PROFESSIONAL SURVEYOR  
S-6466

SURVEY PLAT FILE: 021078

NO. 56-56-50-01-34-000

30.096 ACRES

NEW SURVEY FOR  
BRUNER LAND CO., INC.  
PARCEL NO.  
56-56-50-01-34-000  
O.R. VOL. 160, PG. 106



0' 200' 400'  
SCALE 1" = 200'

29.69 ACRES OUT OF  
PARCEL NO. 56-56-50-01-34-000

2.94 ACRES OUT OF  
PARCEL NO. 56-56-50-01-34-000

- 1/2" X 3/4" IRON PIN FOUND CAPPED 'CHALS 6466'
- 1/2" X 3/4" IRON PIN SET CAPPED 'CHALS 6466'
- 1/2" IRON PIN FOUND UNCAPPED
- 1/2" IRON PIN FOUND CAPPED 'CHALS 6466'
- 1/2" IRON PIN FOUND CAPPED 'BIEDENBACH 857028-856923'
- IRON PIN FOUND CAPPED
- CONCRETE MONUMENT FOUND
- MARKED STONE FOUND
- UNMARKED STONE FOUND
- SURVEY ANGLE POINT
- BAILROAD SPUR LET
- BAILROAD SPUR POINT
- TREE WITH WIDE FOUND
- EXISTING PROPERTY LINES
- FENCE EVIDENCE FOUND
- LINES OF THIS SURVEY



SCALE 1" = 5106.29